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 @30 Sep 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

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# 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 Available for Sale @28 Nov 2025 |
|---|---|---|---|---|
| **Project Under Development (pre-sale completed)** | | | | |
| 1 | ***the MVP*** - No. 28 Bonham Road, Mid-Levels West | 91,000 | 117 | 0 |
| **Projects Available for Sale** | | | | |
| 2 | ***No. 15 Shouson**** - No. 15 Shouson Hill Road West, Southern District | 97,100 | 15 | 7 |
| 3 | ***SouthSky*** - No. 80 Old Main Street, Aberdeen | 38,800 | 110 | 2 |
| **Projects Completed** | | | | |
| 4 | ***One Jardine's Lookout*** - No. 1 Wang Tak Street, Happy Valley | 47,400 | 123 | 0 |
| 5 | ***Seaside Castle*** - No. 9 Ching Lai Road, Tai Lam, Tuen Mun | 32,000 | 8 | 0 |
| 6 | ***Central 8*** - No. 8 Mosque Street, Mid-Levels | 25,400 | 99 | 0 |

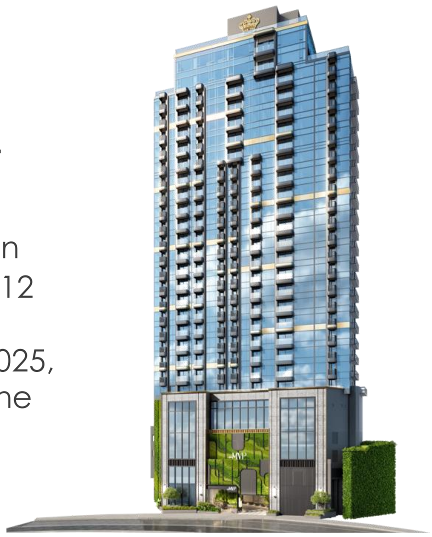
* *Jointly run by Emperor International and other partners, in which Emperor International currently takes 50% stake*

## Project Under Development (pre-sale completed)

the MVP

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

- Around 5 minutes walk from Sai Ying Pun MTR station
- Pre-sale kicked off in Sep 2025; as at 30 Sep 2025, 112 units have been contracted with a contract sum totalling HK$2,232.4 million; subsequent to 30 Sep 2025, the remaining 5 units have been contracted and the related sales proceeds will be recognised after the handover of the units
- Target to be completed in or after 2026



# Property Development

## Projects Available for Sale

—NO.15—
SHOUSON
壽臣山15號

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

- As at 30 Sep 2025, an accumulated total of 7 houses had been handed over; 1 house had been contracted which was handed over subsequent to 30 Sep 2025
- As at 28 Nov 2025, 7 houses were available for sale

SOUTHSKY
澄天

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

- As at 30 Sep 2025, an accumulated total of 108 units had been handed over; among which 33 units were handed over with an aggregate of HK$182.7 million of sales proceeds recognised during 1H 2025/26
- As at 28 Nov 2025, 2 units were available for sale

## Projects Completed

ONE JARDINE'S LOOKOUT

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

- During 1H 2025/26, all 123 units were handed over 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**

- As at 30 Sep 2025, an accumulated total of 8 houses had been handed over; among which 4 houses were handed over with an aggregate of HK$214.4 million of sales proceeds recognised during 1H 2025/26

Central 8
半山捌號

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

- As at 30 Sep 2025, an accumulated total of 98 units had been handed over; among which 3 units were handed over with an aggregate of HK$19.4 million of sales proceeds recognised during 1H 2025/26; the remaining unit had been contracted and the relevant sales proceeds will be recognised after the handover of the unit

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# Investment Properties

## Key Investment Properties – Currently For Lease

| Address | As at 30 Sep 2025 GFA ($ft^2$) |
|---|---|
| **Hong Kong** | |
| Complexes | |
| Emperor Group Centre, No. 288 Hennessy Road, Wan Chai | 218,600 |
| 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 | 312,600 |
| **Macau** | |
| Emperor Nam Van Centre, Macau Peninsula | 29,600 |
| **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 | 113,000 |
| Nos. 25-27 Oxford Street, London | 19,300 |
| **Sub total – Currently for lease** | **2,374,200** |

**London, UK**

*Ampersand Building*

*Nos. 25-27, Oxford St.*

# Investment Properties

## Flagship Projects - Office Towers / Commercial Complexes

### Hong Kong & Macau


Emperor Group Centre


GF Tower


Emperor Commercial Centre

the pulse

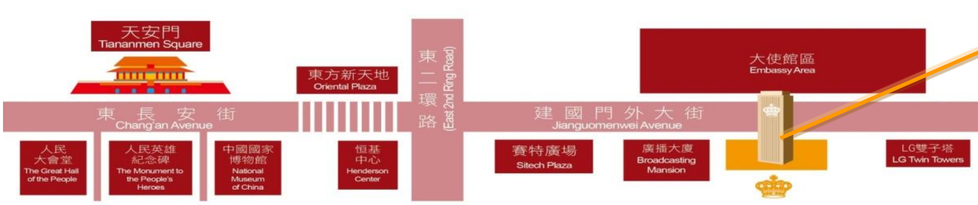
Retail spaces on Russell Street

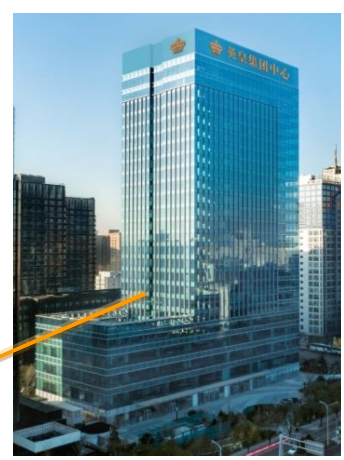

Emperor Nam Van Centre

### 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 · EMPEROR 英皇珠寶 since 1942 · ROLEX · TUDOR · 大董 · NIKE · AIA · 广发银行|CGB





Emperor Group Centre Beijing

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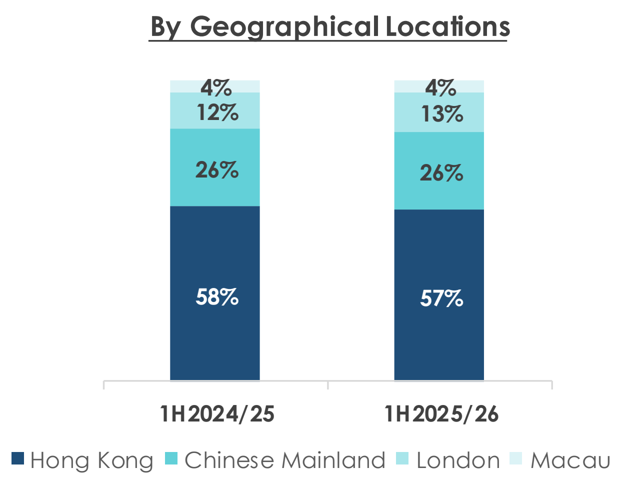
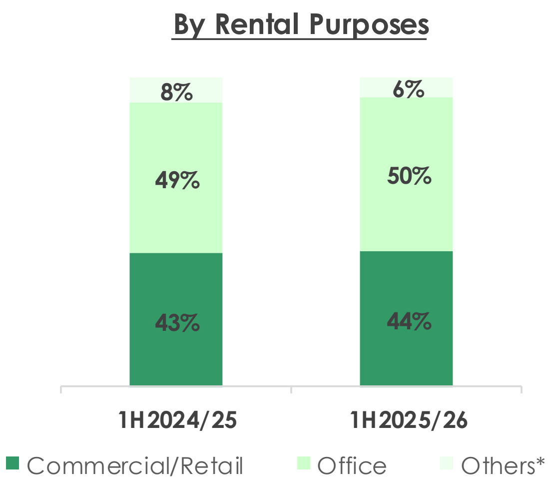
# Financial Overview

## Results Summary

| (HK$'000) | 1H 2024/25 | 1H 2025/26 | Changes |
|---|---|---|---|
| Total revenue | 459,378 | **1,595,375** | **+ 247.3%** |
| *Property development* | *81,880* | ***1,235,523*** | ***+1,408.9%*** |
| *Property investment* | *377,498* | ***359,852*** | ***- 4.7%*** |
| Gross profit | 335,116 | **391,276** | **+ 16.8%** |
| Fair value (loss) on investment properties | (730,858) | **(2,067,919)** | **N/A** |
| Net (loss) | (3,562,358) | **(2,290,609)** | **Significantly narrowed** |
| Basic (loss) per share | HK$(0.92) | **HK$(0.42)** | **N/A** |

## Rental Income Mix




* *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 30 Sep 2025** |
|---|---:|---:|
| Total assets | 37,385,204 | **34,280,442** |
| - Assets under investment properties | 29,790,950 | **27,632,274** |
| Net asset value | 16,943,012 | **14,759,227** |
| Total bank borrowings | 16,604,981 | **16,396,197** |
| Medium-term notes | 79,910 | **79,910** |
| Net gearing ratio *(Net debt/Total assets)* | 44.4% | **47.5%** |

## Property Portfolio Summary

| **Segment** | **As at 30 Sep 2025** | **Book Value (HK$'000)** |
|---|---|---:|
| **Property Investment** | Currently for lease | 26,571,000[A] |
| | Under development | 1,061,000[A] |
| | **Sub-total** | **27,632,000** |
| **Property Development** | Currently available for sale[D] | 2,383,000[B] |
| | Pending to be launched | 1,915,000[B] |
| | **Sub-total** | **4,298,000** |
| | **Total** | **31,930,000** |

[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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