[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

Announces 2025/26 Interim Results
Significant Reduction in Net Loss

(Hong Kong, 28 November 2025) **Emperor International Holdings Limited** ("Emperor International" or "Group"; Stock code: 163) announced its interim results for the six months ended 30 September 2025 ("Period").

Financial Summary

	For the six months ended 30 September		**Changes**
	2025 (Unaudited) HK'000	2024 (Unaudited) HK'000	
Total revenue	**1,595,375**	459,378	**+ 247.3%**
Property development	***1,235,523***	*81,880*	***+1,408.9%***
Property investment	***359,852***	*377,498*	***- 4.7%***
Gross profit	**391,276**	335,116	**+ 16.8%**
Fair value (loss) on investment properties	**(2,067,919)**	(730,858)	**N/A**
Net (loss)	**(2,290,609)**	(3,562,358)	**Significantly narrowed**
Basic (loss) per share	**HK$(0.42)**	HK$(0.92)	**N/A**

During the Period, driven by sales from property development, the Group's total revenue increased significantly by 247.3% to HK$1,595.4 million (2024: HK$459.4 million). Revenue from the property development segment surged 1,408.9% to HK$1,235.5 million (2024: HK$81.9 million), which was mainly contributed by the income from sales of ***One Jardine's Lookout***. Rental income was HK$359.9 million (2024: HK$377.5 million).

Despite the increase in the fair value loss on investment properties, as a result of the increase in its total revenue and without a loss from a discontinued operation (2024: HK$2,520.1 million) during the Period, the Group's net loss significantly narrowed to HK$2,290.6 million (2024: HK$3,562.4 million) during the Period. Basic loss was HK$0.42 (2024: HK$0.92) per share. As the fair value loss is a non-cash item, it will not have a direct impact on the Group's cash flow.

Property Sales

Project under development (pre-sale completed)
Conveniently 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 Period, the Group launched the pre-sale of ***the MVP***, which received an overwhelming market response. As at 30 September 2025, sales contracts of 112 units had been successfully committed, with an aggregate contract sum of HK$2,232.4 million. Subsequent to the Period, the remaining five units have been contracted. 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 30 September 2025, an accumulated total of seven houses had been handed over; one house had been contracted which was handed over subsequent to the Period. As at 28 November 2025, seven houses were 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 30 September 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 the Period. As at 28 November 2025, two units were available for sale.

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 Period, all 123 units were handed over, 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, encompassing a project saleable area of approximately 32,000 square feet. As at 30 September 2025, an accumulated total of eight houses had been handed over, among which four houses were handed over with an aggregate of HK$214.4 million of sales proceeds recognised during the Period.

Located in Mid-Levels, ***Central 8*** is a 29-storey (including lower ground floor) boutique residential tower offering 99 units. As at 30 September 2025, an accumulated total of 98 units had been handed over, among which three units had been handed over with an aggregate of HK$19.4 million of sales proceeds recognised during the Period; the remaining unit had been contracted, and the related sales proceeds will be recognised after the handover of the unit.

Rental Income

The Group possess a geographically balanced property portfolio covering Hong Kong, Mainland China, Macau and London. As at 30 September 2025, the occupancy rate of the Group's investment properties in Hong Kong was over 90%.

Mr. Alex Yeung, Vice Chairman and Executive Director of Emperor International, said, "Given several economic challenges in recent years, plus the oversupply of office space in Hong Kong, the office leasing market has been under pressure. Nonetheless, some positive developments have emerged which has been driving the demand for office space from the financial services sector, and help to ease the pressure to downsize the office leasing market. In the meantime, driven by a rally in the stock markets and decline in interest rates, there was a resurgence in the local residential market. The New Capital Investment Entrant Scheme may also attract more capital into the luxury residential market. Taking into account the current unstable macroeconomic and operational environment, the Group will remain cautious going forward, and adjust its timetable for launching development property projects as appropriate, in order 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 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.

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