英皇集團（國際）有限公司*

Emperor International Holdings Limited

(Incorporated in Bermuda with limited liability)

(Stock Code: 163)

PROFIT ALERT

This announcement is made by Emperor International Holdings Limited (the "**Company**" together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company ("**Shareholders**") and potential investors that, based on the preliminary review of the latest available financial information of the Group, the Group expects to record a consolidated net loss for the six months ended 30 September 2015 (the "**Period**") as compared with a consolidated net profit for the corresponding period ended 30 September 2014.

The Group expects to record a significant growth in turnover for the Period which is attributable to the sales of properties. However, due to the recent downtrend of rental reversion of investment properties in prime locations, a significant net loss of fair value change in the Group's investment properties is expected. Hence, the Group expects to record a consolidated net loss during the Period. Such net loss on fair value adjustment is a non-cash item and will not have a direct impact on the operation of the Group. Excluding the effect of the fair value adjustment on investment properties, the consolidated net profit for the Period is estimated to increase significantly compared with that of the corresponding period ended 30 September 2014.

As the Group's unaudited interim results for the Period have not yet been finalized, the information contained in this announcement is only a preliminary assessment by the management of the Company which is based on the latest financial information available to the management. Shareholders and potential investors are advised to refer to the interim results announcement of the Company for the Period which is expected to be released by end of November 2015.

** for identification purposes only*

Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Emperor International Holdings Limited
Luk Siu Man, Semon
Chairperson

Hong Kong, 30 October 2015

As at the date hereof, the Board comprises:

Non-executive Director:	Ms. Luk Siu Man, Semon
Executive Directors:	Mr. Wong Chi Fai Ms. Fan Man Seung, Vanessa Mr. Cheung Ping Keung
Independent Non-executive Directors:	Ms. Cheng Ka Yu Mr. Wong Tak Ming, Gary Mr. Chan Hon Piu