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英皇國際集團有限公司
Emperor International Holdings Limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 163)

PROFIT WARNING

This announcement is made by Emperor International Holdings Limited (the “**Company**” together with its subsidiaries collectively referred to as the “**Group**”) pursuant to Rule 13.09(2)(a) 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 and potential investors of the Company that, based on the preliminary review on the latest available financial information of the Group, the Group expects to record a net loss of not more than HK\$1,150 million (2021: net profit of HK\$189 million) for the six months ended 30 September 2022 (the “**Period**”), which is mainly due to (i) a decline in the sales revenue of the residential property development that can be booked and recorded during the Period resulting in a drop in the Group’s total revenue by approximately 60%; and (ii) a significant fair value loss of the Group’s investment properties during the Period while a fair value gain was recorded in the same period last year. The Board is of the view that the fair value loss is a non-cash item and will not have a direct impact on the cash flow of the Group.

As the Group’s unaudited interim results for the Period (“**Interim Results**”) have not yet been finalized, the information contained in this announcement is only based on the information currently available. Publication of the Interim Results is scheduled to be made in late November 2022.

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

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

Hong Kong, 28 October 2022

As at the date of this announcement, the Board comprises:-

Non-executive Director: Ms. Luk Siu Man, Semon

Executive Directors: Mr. Yeung Ching Loong, Alexander
Mr. Wong Chi Fai
Ms. Fan Man Seung, Vanessa
Mr. Cheung Ping Keung

Independent Non-executive Directors: Mr. Chan Hon Piu
Mr. Chu Kar Wing
Mr. Poon Yan Wai