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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)

QUARTERLY UPDATE

References are made to (i) the annual report of Emperor International Holdings Limited ("**Company**", together with its subsidiaries, "**Group**") for the year ended 31 March 2025 published on 21 July 2025, and (ii) the quarterly update announcement of the Company dated 30 September 2025 ("**Last Quarterly Update Announcement**").

Subsequent to the publication of the Last Quarterly Update Announcement and up to the date of this announcement, the Group has mainly implemented the following measures for improving the Group's financial position:

(i) The Company has reached a consensus with all banks concerned that the Group's existing bank borrowings arrangement has been resumed. The Group will enjoy greater financial flexibility until at least 31 July 2027 to accommodate its future business development. Details of which is contained in the Company's voluntary announcement dated 27 November 2025.

(ii) About the latest development of the sales of residential projects and disposal of investment properties:

- The pre-sales of the entire 117 units of ***the MVP*** were completed. As at the date of this announcement, sales contracts of all units had been successfully committed, with an aggregate contact sum of approximately HK$2,490 million.

- A total of two luxury houses of ***No. 15 Shouson*** were sold in September and December 2025 respectively, with an aggregate contract sum of approximately HK$870 million.

- The Group completed the disposal of a retail and office building located at Nos. 181-183 Oxford Street, London, the United Kingdom, to an independent third party at a consideration of GBP22 million (equivalent to approximately HK$230 million). The disposal was completed in October 2025. Details of this transaction is contained in the Company's announcement dated 30 October 2025.

- The Group proposed to dispose of a commercial building located at No. 60 Gloucester Road, Wan Chai, Hong Kong, to an independent third party at a consideration of HK$1,160 million. The disposal shall complete on or before 22 January 2026. Details of this transaction is contained in the Company's announcement dated 14 November 2025 and the circular dated 17 December 2025.

BUSINESS UPDATE

The Company is an investment holding company and its subsidiaries are principally engaged in property investment and property development in the Greater China and overseas. The Company is carrying on its business operations as usual.

The Company will publish further announcement(s) to keep the Company's shareholders and potential investors informed of the status of implementation of the relevant measures as and when appropriate.

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

Hong Kong, 31 December 2025

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 Ms. Fan Man Seung, Vanessa
Independent Non-executive Directors:	Mr. Chu Kar Wing Mr. Poon Yan Wai Ms. Kwan Shin Luen, Susanna