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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)

DISCLOSEABLE TRANSACTION
DISPOSAL OF LAND

THE DISPOSAL

On 16 October 2026, after trading hour, the Vendor, an indirect wholly-owned subsidiary of the Company, entered into the Agreement with the Purchaser, pursuant to which the Vendor has conditionally agreed to dispose of, and the Purchaser has conditionally agreed to purchase, the Land for the Consideration of HK\$161.8 million, with reference to the valuation of the Land of HK\$161.8 million as at 30 September 2026.

The Disposal constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is subject to reporting and announcement requirements but exempt from the Shareholders' approval requirement under the Listing Rules.

INTRODUCTION

The Board announces that on 16 October 2026, after trading hour, the Vendor entered into the Agreement with the Purchaser, in relation to the sale and purchase of the Land.

THE AGREEMENT DATED 16 OCTOBER 2026

The Vendor : Diamond Faith Company Limited

The Purchaser : Fame Huge Corporation Limited

Asset to be disposed of

Pursuant to the Agreement, the Vendor has conditionally agreed to sell and the Purchaser has conditionally agreed to purchase the Land.

Condition precedent

Completion is conditional upon the Vendor having delivered or procured to be delivered to the Purchaser or the Purchaser's solicitors the original counterpart of the New Grant registered at the Land Registry on or before the Longstop Date.

In the event that the foregoing condition is not fulfilled in accordance with the Agreement on or before the Longstop Date, the Agreement shall be terminated. Subject to the terms of the Agreement, the Vendor shall return or procure to be returned to the Purchaser the deposit paid by the Purchaser under the Agreement without any interest or cost within three Business Days upon demand after termination, and thereafter neither the Vendor nor the Purchaser shall have any further claim or cause of action against other party arising from such termination.

Consideration and payment terms

The Consideration payable by the Purchaser to the Vendor is HK\$161.8 million and shall be paid by the Purchaser to the Vendor in the following manner:

- (i) the deposit in the sum of HK\$16.18 million has been paid by the Purchaser to the Vendor upon execution of the Agreement; and
- (ii) the balance of the Consideration in the sum of HK\$145.62 million shall be payable by the Purchaser to the Vendor in cash upon Completion.

The Consideration was arrived at arm's length negotiations between the Vendor and the Purchaser on normal commercial terms after taking into account the prevailing market conditions in Hong Kong and with reference to the valuation of the Land of HK\$161.8 million as at 30 September 2026 ("**Valuation**"), as prepared by Vincorn Consulting and Appraisal Limited, an independent professional valuer ("**Independent Valuer**") by way of market approach.

The Directors consider that the transaction under the Agreement is on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Basis of the Valuation and key assumptions

The Valuation has been prepared in accordance with the HKIS Valuation Standards 2024 issued by The Hong Kong Institute of Surveyors ("**HKIS**") effective from 31 December 2024 and the RICS Valuation – Global Standards issued by The Royal Institution of Chartered Surveyors ("**RICS**") effective from 31 January 2025. The Valuation is carried out on a market value basis, which is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion" according to the Valuation.

The Valuation has been made on the assumptions that (i) the seller sells the land interests in the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the values of the land interests; (ii) no allowances have been made for any charges, mortgages or amounts owing on the land interests, nor for any expenses or taxations which may be incurred in effecting a sale; (iii) the land interests are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect the values of the land interests; and (iv) the owner of the land interests has free and uninterrupted rights to use the property interests for the whole of the unexpired term of the leasehold interests.

Valuation methodology

In arriving at the fair market valuation of the Land, the Independent Valuer has adopted the market approach to assess the gross development value of the proposed development. It is then adjusted with considerations of the outstanding development costs, the outstanding development periods and the potential profit margins. According to the Independent Valuer, market approach is universally considered as the most accepted valuation approach for valuing most forms of property. Based on the above analysis, the Directors concurred with the Independent Valuer that the market approach is universally considered as the most accepted valuation approach for valuing most forms of land interests.

Completion

Completion shall take place on the later of (i) the date falling on the twenty-first day from the date of satisfaction of the Condition; and (ii) one month after the date of the Agreement.

INFORMATION OF THE COMPANY AND THE VENDOR

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 Vendor is an indirect wholly-owned subsidiary of the Company with principal business of investment holding.

INFORMATION OF THE PURCHASER

The Purchaser is a company incorporated in the Hong Kong with limited liability and is principally engaged in investment holdings.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Purchaser and its ultimate beneficial owners are independent of the Company and its connected persons.

INFORMATION OF THE LAND

The Land is located in Sai Kung, New Territories, Hong Kong with a total site area of approximately 65,165 sq. ft. The Land is designated for private residential development use. As at the date of this announcement, the Land was a vacant site and was not subject to any tenancy. The value of the Land as at 30 September 2026 is HK\$161.8 million in accordance with the Valuation.

FINANCIAL EFFECT OF THE DISPOSAL

The Land is carried at cost of approximately HK\$151.6 million in the consolidated financial statements of the Group. Based on the Consideration of HK\$161.8 million to be received by the Group before any related expenses, it is envisaged that the Group will record a gain on the Disposal of approximately HK\$10.2 million. The actual gain or loss from the Disposal might be different, subject to review and confirmation by the auditors.

The proceeds from the Disposal will be used for enrichment of working capital with an aim to strengthen the Group's financial position and improve its financial flexibility.

REASONS AND BENEFITS FOR THE DISPOSAL

Taking into account of the recent market conditions and an expected gain on the Disposal, the Directors consider that the Disposal presents a good opportunity for the Group to unlock the stored value of the Land and realise its investment at a profit, while the proceeds from the Disposal will further enhance the financial position of the Group.

The Directors consider that the terms and conditions for the Disposal are on normal commercial terms, which are fair and reasonable and in the interests of the Company and its Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As one of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Disposal is greater than 5% but all of them are less than 25%, the Disposal constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is subject to reporting and announcement requirements but exempt from the Shareholders' approval requirement under the Listing Rules.

TERMS USED IN THIS ANNOUNCEMENT

In this announcement, unless the context otherwise requires, capitalised terms used shall have the following meanings:

“Agreement”	the sale and purchase agreement dated 16 October 2026 entered into between the Vendor and the Purchaser in relation to the Disposal
“Board” or “Director(s)”	the board of directors of the Company
“Business Day(s)”	a day (other than Saturday or Sunday) which banks are open for general business in Hong Kong
“Company”	Emperor International Holdings Limited, an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“Completion”	the completion of the Disposal in accordance with the terms and conditions of the Agreement

“Condition”	the condition precedent to the Completion, as more particularly described under the paragraph “Condition precedent” in this announcement
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Consideration”	the consideration, being HK\$161.8 million to be paid by the Purchaser in relation to the Disposal
“Disposal”	the disposal of the Land by the Vendor to the Purchaser under the Agreement
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollars, the lawful currency in Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Land”	Lot No. 581 in Demarcation District No. 210, Sai Kung, New Territories, Hong Kong
“Longstop Date”	31 December 2026, subject to either party’s right to extension of time for no more than twenty Business Days, or such longer period as the parties may agree in writing
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“New Grant”	the Agreement and Conditions of Exchange of Lot No. 581 in Demarcation District No. 210 dated 10 September 2026 registered in the Land Registry as New Grant No.23536
“Purchaser”	Fame Huge Corporation Limited, a company incorporated in Hong Kong with limited liability, which is ultimately owned as to 50% by Mr. Lam Chun Sum and owned as to 48% by Mr. Yang Junchun
“Shareholder(s)”	holder(s) of the ordinary shares of the Company
“sq. ft.”	square feet
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	has the meaning ascribed to it under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong)
“Vendor”	Diamond Faith Company Limited, a company incorporated in Hong Kong and indirect wholly-owned by the Company

“0%”

per cent.

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

Hong Kong, 16 October 2026

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

Non-executive Director: Ms. Luk Siu Man, Semon (*Chairperson*)

Executive Directors: Mr. Yeung Ching Loong, Alexander (*Vice Chairman*)
Ms. Fan Man Seung, Vanessa

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