



英皇集團（國際）有限公司  
Emperor International Holdings Limited

# Emperor International Holdings Limited

(Stock code: 163)

## 2005/06 Interim Results Announcement

December 16, 2005



# Financial Highlights

HK\$	1H 2005/06	FY 2004/05	1H 2004/05
Turnover	497M	1,147M	418M
Profit attributed to shareholders	446M	471M	166M
Earnings / share	0.40	0.53	0.19
Dividend / share	5 cents	10.1 cents	3.3 cents

Increase in rental and financial services income

-> Rise in turnover

+ Revaluation gains for investment properties and project under development

=> Profit surged in 1H 2005/06



# Financial Highlights

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	9/2005	3/2005	9/2004
Total no of issued shares	1,122,678,181	1,122,678,181	863,293,520
Net asset value / per book	HK\$3.78B	HK\$3.44B	HK\$3.38B
NAV per share	HK\$3.36	HK\$3.06	HK\$2.94*

\* adjusted for 1 to 10 subdivision



# Segment Highlights

For half-year ended 30/9/2005	Profit / Loss (HK\$'000)	Cash flow (HK\$'000)
Properties investment	54,499	54,229
Properties development	0	0
Properties revaluation	394,564	0
Hotel operation	501	7,369
<b>Sub-total:</b>	<b>449,564</b>	<b>61,598</b>
Securities and consultation	36,940	37,933
Contribution from Emperor Entertainment Hotel	6,446	0
Share of other associate's results	370	0
Discontinuing Operations	5,026	20,394
Unallocated corporate expenditures	(47,631)	(39,111)
<b>Total</b>	<b>450,715</b>	<b>80,814</b>



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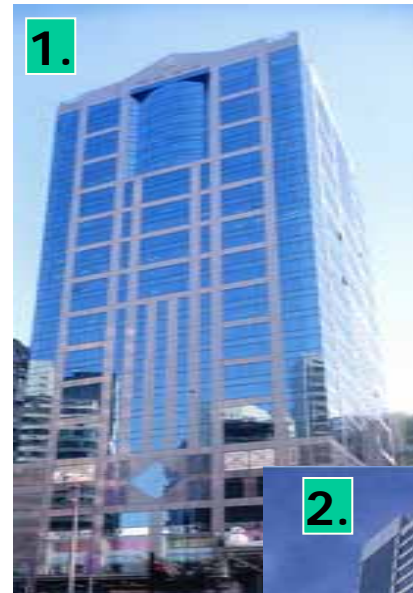
# Business Review & Prospects



# Property Development & Investment

## Key Investment Properties in HK

1. Emperor Group Centre
  2. Emperor Plaza
  3. Shopping Arcade at Russell Street
  4. G/F, 56 Russell Street, Causeway Bay, HK
  5. G/F & 1/F, 42-44 Yee Wo Street, Causeway Bay
  6. Shop Q on G/F & M/F, Hong Kong Mansion, Causeway Bay
- Total property portfolio in Hong Kong and PRC reaches HK\$4.4 billion in carrying value
  - With an aggregate gross floor area of over 800,000 square feet
  - Total rental revenue per year: HK\$140 million





# Property Development & Investment

## Property investment Portfolio in HK





# Property Development & Investment

## Macau projects

- Expanded into Macau by acquiring two properties at prime locations
  - ⇒ To lease & generate rental stable income with prospect of growth

### The Group's properties in Macau





# Property Development & Investment

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## Major Developments of Properties in China

- Phase II development of **Riverside Garden at Xiamen, PRC**, has been approved
- Building plans & documents for tender & construction being prepared and to be completed in early 2006
- Construction of Phase II scheduled to be commenced in first half of 2006
- Permit for pre-sale to be issued later in 2006





# Property Development & Investment

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## The prestigious sea-view residential project in Sai Kung

- Acquired an additional 23,555 square feet land adjacent to its 66,900 square feet Sai Kung site
- Plans to develop high-end residences at the site with a total floor area increasing to 32,670 square feet
- Has submitted an application for the development with the Town Planning Board



# Property Development & Investment

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## The Lido projects at Repulse Bay

- Completed the basement excavation and foundation works
- A brand new Lido is expected to open in 2008
- Plan to develop the property into a retail shopping arcade for generating rental income in the long run
- Considering to include a hotel in the project





# Hotel

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## The Emperor (Happy Valley) Hotel (150 guest rooms)

- Improvement in both room and occupancy rates compared to last corresponding period

### Prospects:

- ⇒ *converted a floor in the hotel premises into karaoke rooms in December 2005*
- ⇒ *Expected to bring in higher room rates*





# Securities Brokerage and Consultancy

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- Bolstered by the growing stock markets in Hong Kong and the Asia
- Expand into new products such as trading in Japan and US commodity futures and asset management services





# Non-core businesses to be disposed

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## Focus on Core Businesses

- To re-allocate financial resources & management's effort on more profitable core businesses, including property and financial operations

## **To dispose non-core businesses include -**

- Publishing & printing
- Furniture wholesaling & retailing
- Restaurant operation
- Trading of marine products

## **Disposal and discontinuation of non-core businesses to generate capital resource of HK\$100 million for the Group**

- > Proceeds from sales will improve the Group's financial position
  - Disposal expected to complete by end of financial year 2005/06



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# Appendix



# Corporate Structure

