



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

Emperor International Holdings Limited (Stock code: 163)

2006/07 Interim Results Announcement
December 20, 2006

Financial Highlights



| FY / HK\$ | 2006/07 Interim | 2005/06 Full Year | 2005/06 Interim |
|--|------------------------|--------------------------|------------------------|
| Turnover | 200M | 986M (326M*) | 497M (155M*) |
| Gross Profit | 149M | 254M | 122M |
| Profit attributed to shareholders | 204M | 532M | 447M |
| Earnings per share | 0.15 | 0.47 | 0.40 |
| Dividend per share | 4 cents | 10.1 cents | 5 cents |

*Turnover from continuing operations as in 1H06/07

Financial Highlights



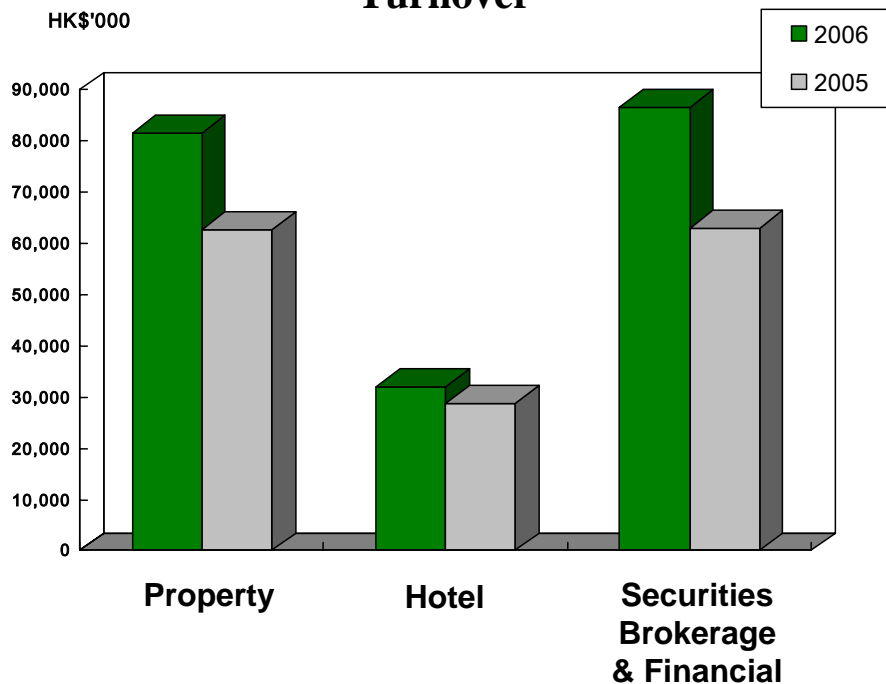
| | 9/2006 | 3/2006 | 9/2005 |
|-------------------------|---------------|---------------|---------------|
| Number of Issued Shares | 1,347,178,181 | 1,122,678,181 | 1,122,678,181 |
| Net Asset Value | HK\$4.33B | HK\$3.79B | HK\$3.78B |
| NAV per share | HK\$3.22 | HK\$3.37 | HK\$3.36 |

* Total number reached 1,413,178,181 after EIHL issued 4.67% new shares to New World Development chairman after its Chairman Dato' Dr Cheng Yu Tung in 10/2006

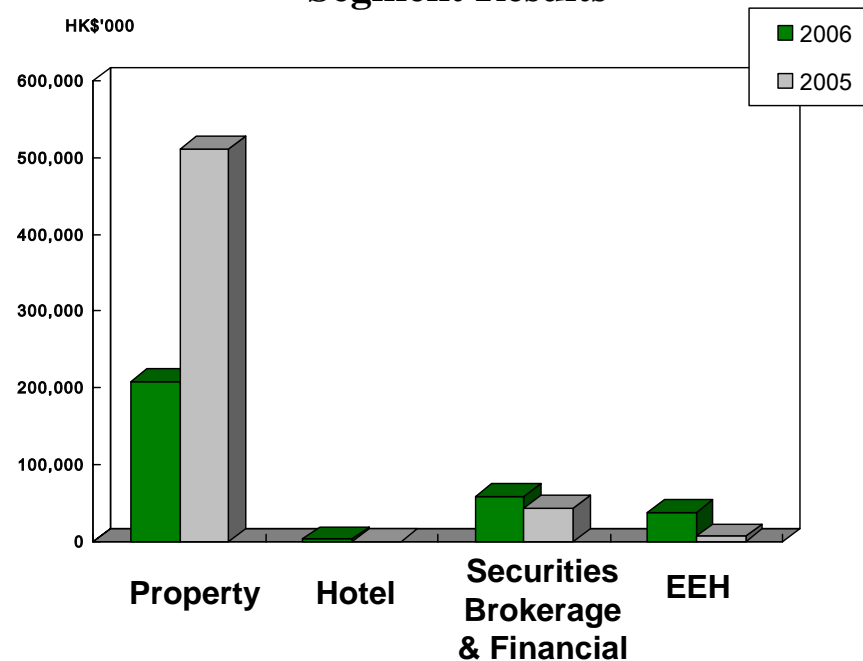
1H2006/07 vs 1H2005/06



Turnover



Segment Results



| HK\$'000 | Segment | 2006 | 2005 |
|-----------------|---|--------|--------|
| Turnover | Property operations | 81,616 | 62,828 |
| | Hotel operations | 32,106 | 28,644 |
| | Securities brokerage & financial services | 86,537 | 63,002 |

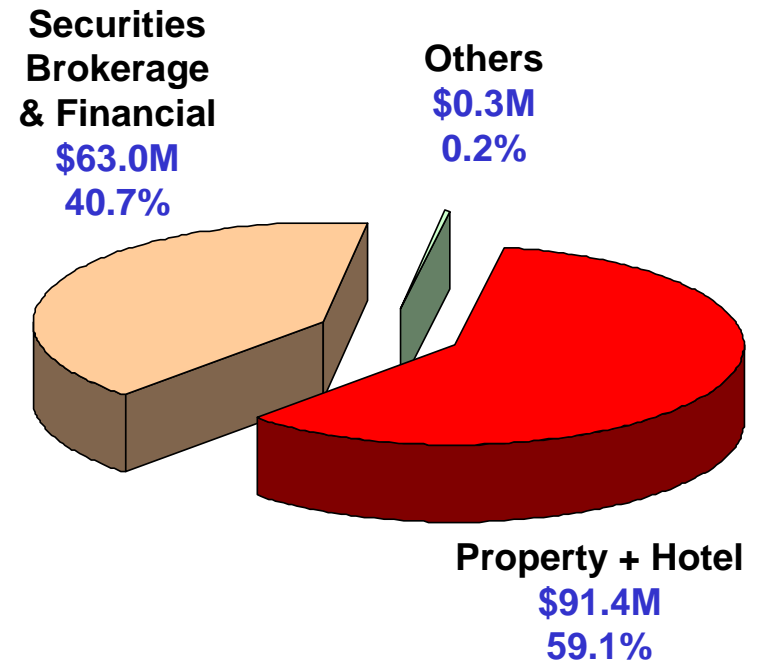
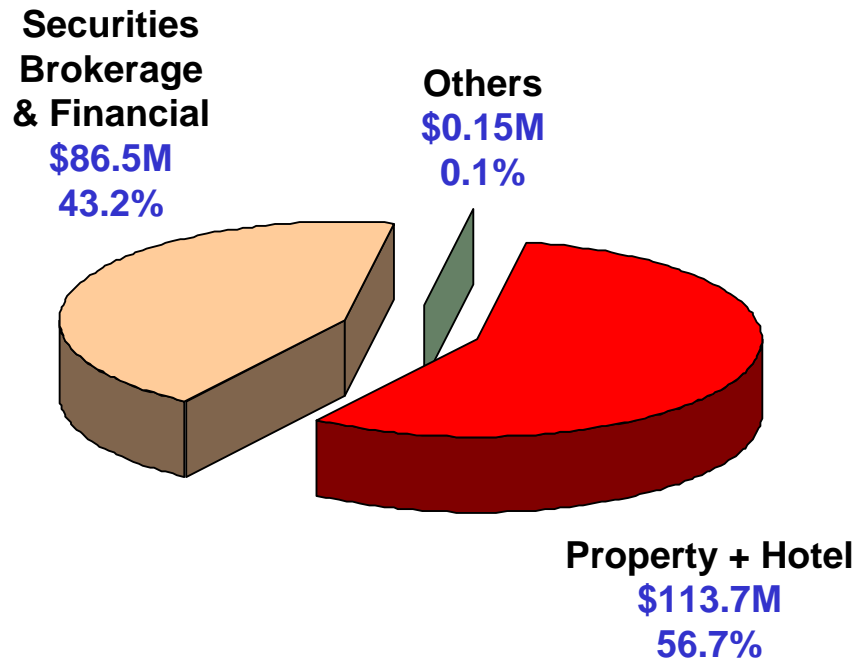
| HK\$'000 | Segment | 2006 | 2005 |
|------------------------|---|---------------|--------------|
| Segment Results | Property operations | 207,946 | 511,225 |
| | Hotel operations | 2,886 | 501 |
| | Securities brokerage & financial services | 59,365 | 43,415 |
| | EEH Contribution | 38,361 | 6,816 |



Revenue Breakdown

2006

2005



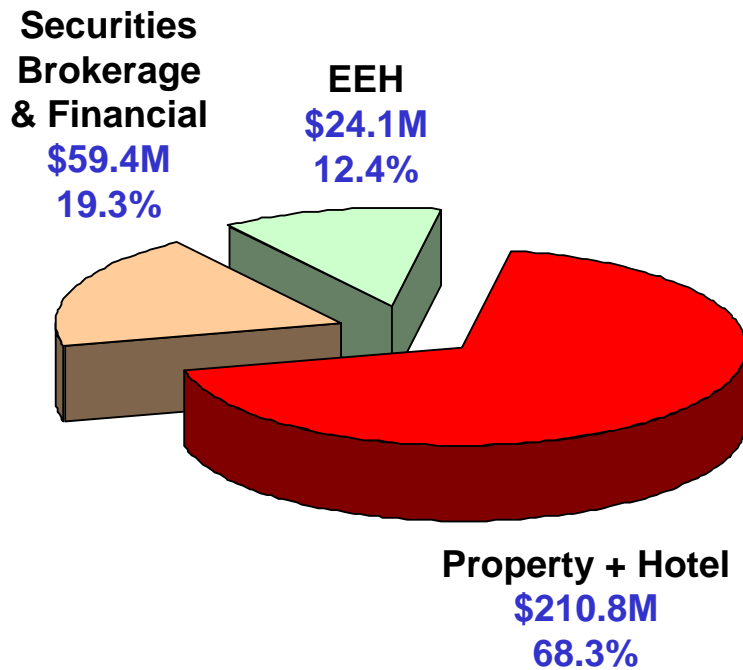
Total: HK\$200.4M

Total: HK\$154.8M



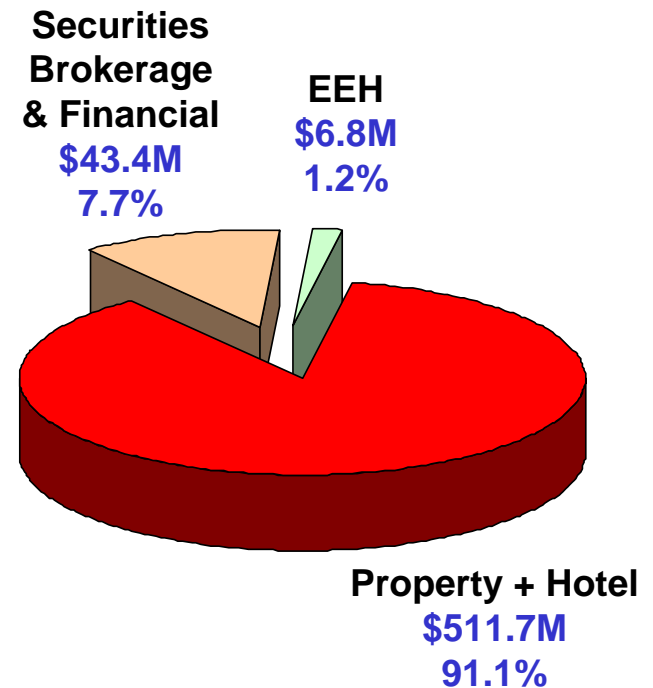
Contribution Breakdown

2006



Total: HK\$309M

2005

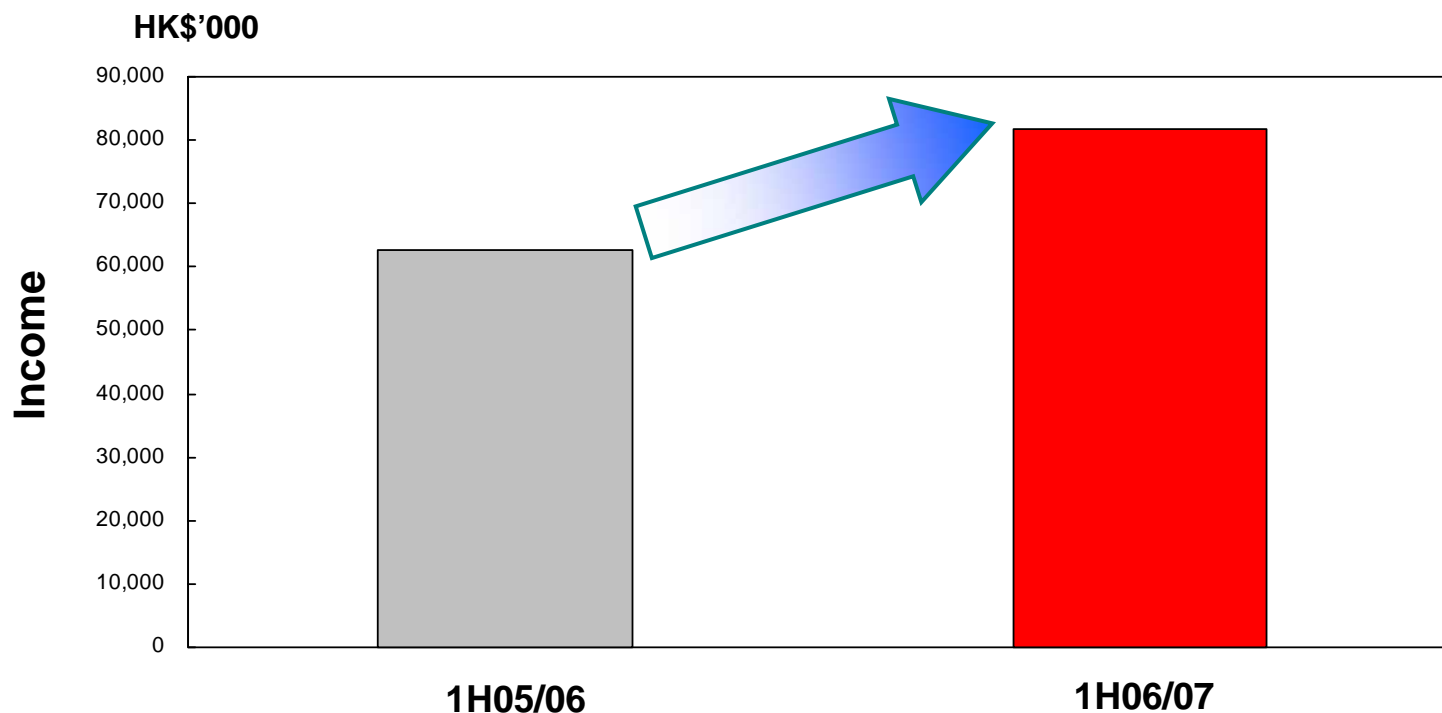


Total: HK\$562M



Business Review

Property Investment Income



| | 1H05/06 | 1H06/07 |
|---------------------|----------|----------|
| Lease of Properties | \$62,581 | \$81,616 |

**Total Property Portfolio in HK, Macau & PRC:
HK\$5.3 billion (as on 30/9/06)**



Key Investment Properties



Emperor Group Centre, Wanchai Shopping mall on B2 - 4/F + office units

| | |
|---------------------|-------------------|
| Total Area | 164,000 sf |
| Valuation | HK\$818.6 million |
| Occupancy | >95% |
| Avg monthly rental | ~ HK\$2 million |
| Rental in 2005/2006 | ~ HK\$23 million |

Upgrade of Tenant Mix



Key Investment Properties

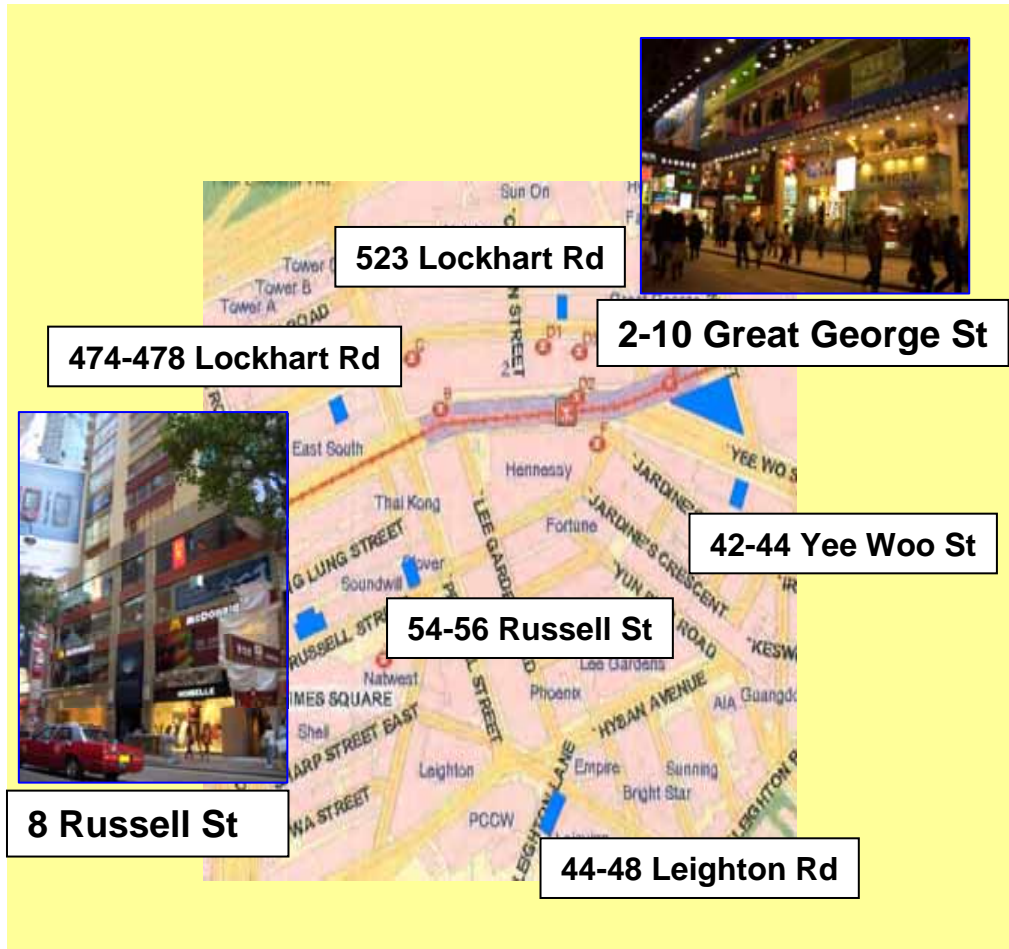


Emperor Plaza, Tsuen Wan Shopping mall + Office units

| | |
|---------------------------|--------------------------|
| Total Area | 196,150 sf |
| Valuation | HK\$900 million |
| Occupancy | >80% |
| Avg monthly rental | ~ HK\$3.8 million |
| Annual rental | ~ HK\$45 million |



Footprint in Causeway Bay



| | |
|------------------------|---------------------------|
| Total Area | 41,000 sf |
| Total valuation | ~ HK\$1.57 billion |
| Occupancy | 100% |
| Annual rental | ~ HK\$64 million |

Property Development & Investment



Repulse Bay Project

- ◆ A 151,000 sf multifunctional recreation complex for long-term rental
- ◆ Substructure under construction
- ◆ Complete in 2008





Property Development & Investment

Beijing Chang'an Avenue Project Comprehensive commercial complex

| | |
|-----------------|--------------------------------------|
| Plan | Shopping mall + Grade-A Office Tower |
| Design | Rocco Yim of Rocco Design |
| Site Area | 88,418.7 sf |
| Total area | 816,385 sf |
| Completion Date | 2009 |





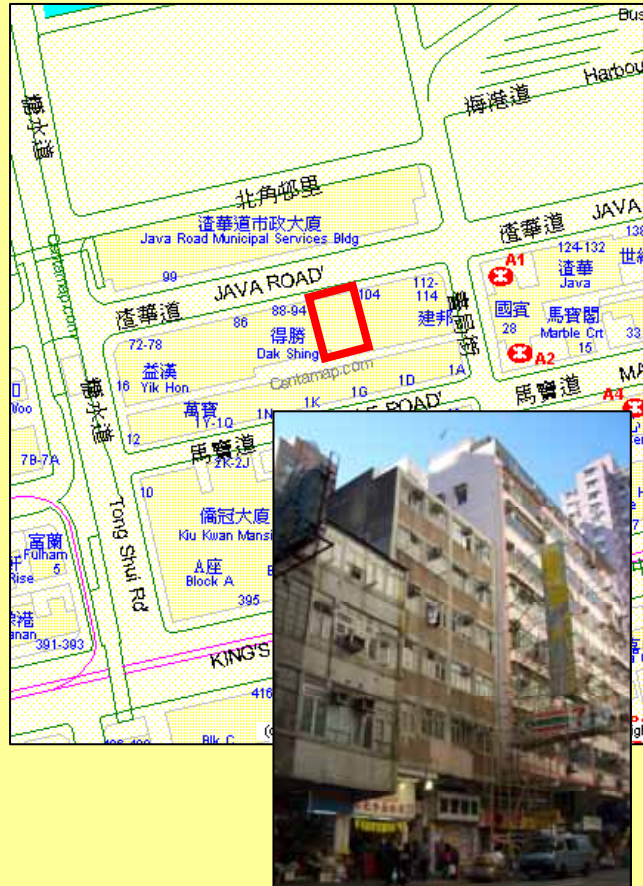
Redevelopment Projects in Hong Kong Site assembly and redevelopment into high-quality residential or composite complexes

| | |
|-----------------|---|
| Location | Primarily Hong Kong Island |
| Reasons | - Limited supply of new flats (2,000 new flats / year) - Growing potential with MTR's new Island West Line and Island South Line |
| Plan | To secure 4-5 sites in 2006-2007 of up to 10,000 sf each and redevelop into residential or composite complexes |



Java Road, North Point

Joint-Redevelopment with New World Development



| | |
|-------------------|---|
| Plan | 28-storey Block Commercial + Residential |
| Address | 96-102 Java Road, North Point |
| Site Area | 4,600 sf |
| Demolition | Commences in Mid-2007 |
| Completion | End-2009 |
| Land Cost | HK\$84m |



Queen's Road West, Western District



| | |
|-------------------|--|
| Plan | 28-storey Block Commercial + Residential |
| Address | 239-247 Queen's Road West, Western District |
| Site Area | 4,600 sf |
| Demolition | Commences in Early-2007 |
| Completion | Mid-2009 |
| Land Cost | HK\$100m |



Mid-Levels, Central



| | |
|-------------------|---|
| Plan | High-end Residential Development |
| Address | 5-7 Ying Fai Terrace, Mid-Levels |
| Site Area | 10,250 sf |
| Demolition | Commences in 2007 |
| Completion | End-2010 |
| Land Cost | HK\$400m |



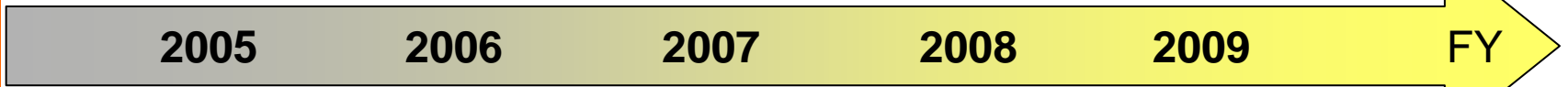
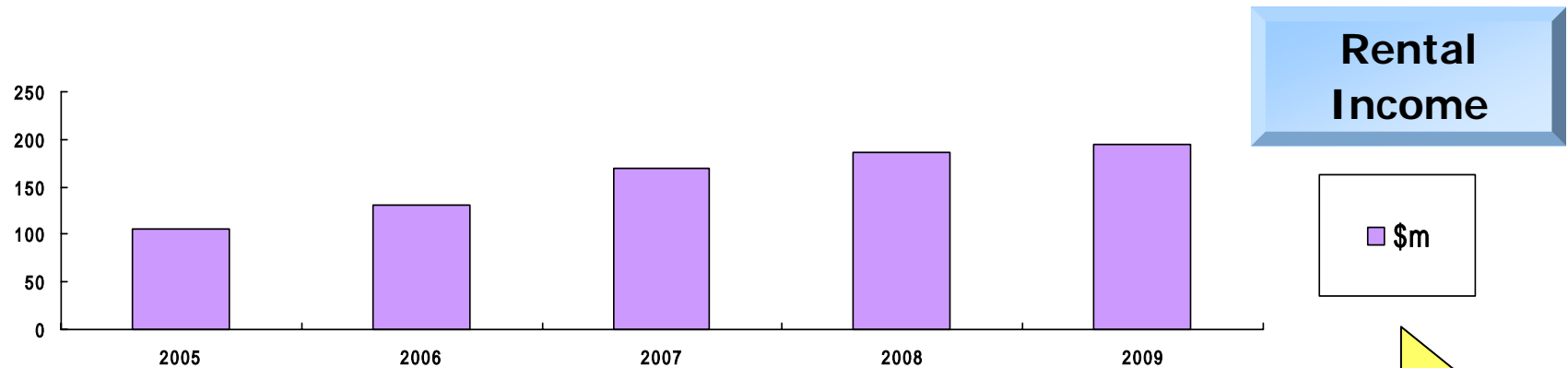
Mid-Levels, Central



| | |
|-------------------|---|
| Plan | High-end Residential Development |
| Address | 9A-H Seymour Road, Mid-Levels |
| Site Area | 9,200 sf |
| Demolition | Commences in 2007 |
| Completion | End-2010 |
| Land Cost | HK\$400m |



Property Income



Additional Income

Sales of residential project Xiamen, PRC

Completion of shopping mall HK

Completion of shopping mall Shanghai, PRC (EEH 296)

Completion of office tower Beijing, PRC

Sales of luxury houses HK

Sales of residential re-development projects HK



Appendix

Corporate Structure

