



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

Emperor International Holdings Limited (Stock code: 163)

2006/07 Annual Results Announcement

July 19, 2007

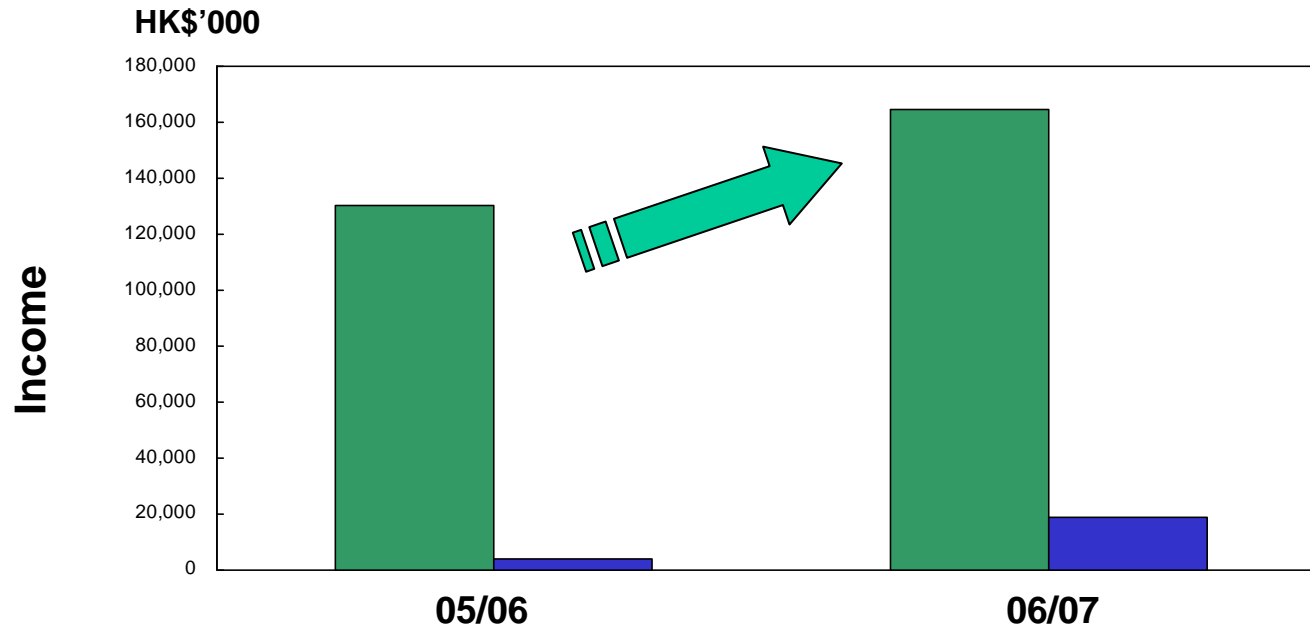
Financial Highlights



FY / HK\$	2006/07 Full Year	2005/06 Full Year
Turnover	409m	326m
Gross Profit	295m	254m
EEH Contribution	95m	58m
Profit attributed to shareholders	488m	532m
Earnings per share	0.36	0.47
Dividend per share		
Interim	4 cents	5 cents
Final	6 cents	5.1 cents
Total	10 cents	10.1 cents



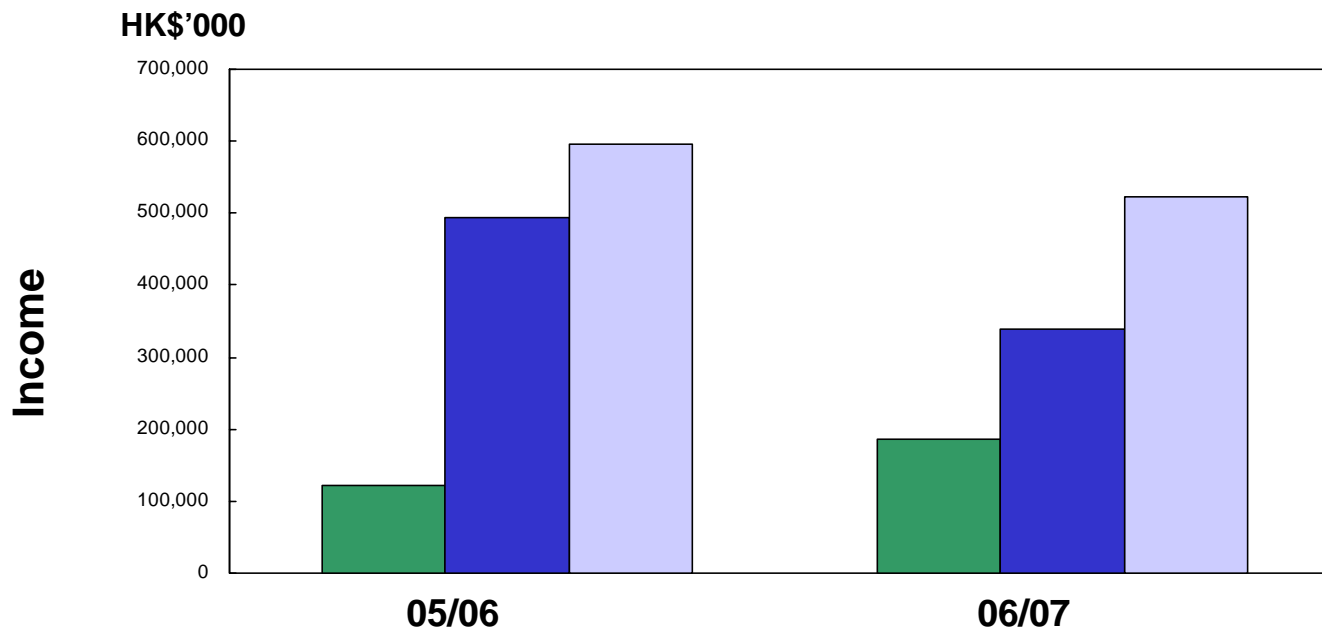
Property Revenue Breakdown



Year/HK\$000	FY05/06	FY06/07
Lease of Properties	130,482	164,697
Sales of Properties	4,241	18,993

**Total Property Portfolio in HK, Macau & PRC:
HK\$7.9 billion (as on 31/3/07)**

Property Results Breakdown



Year/HK\$000	FY05/06	FY06/07
Profit from Operation	121,729	184,982
Revaluation Gain	473,695	338,017
Segment Results	596,414	523,041



Key Investment Properties

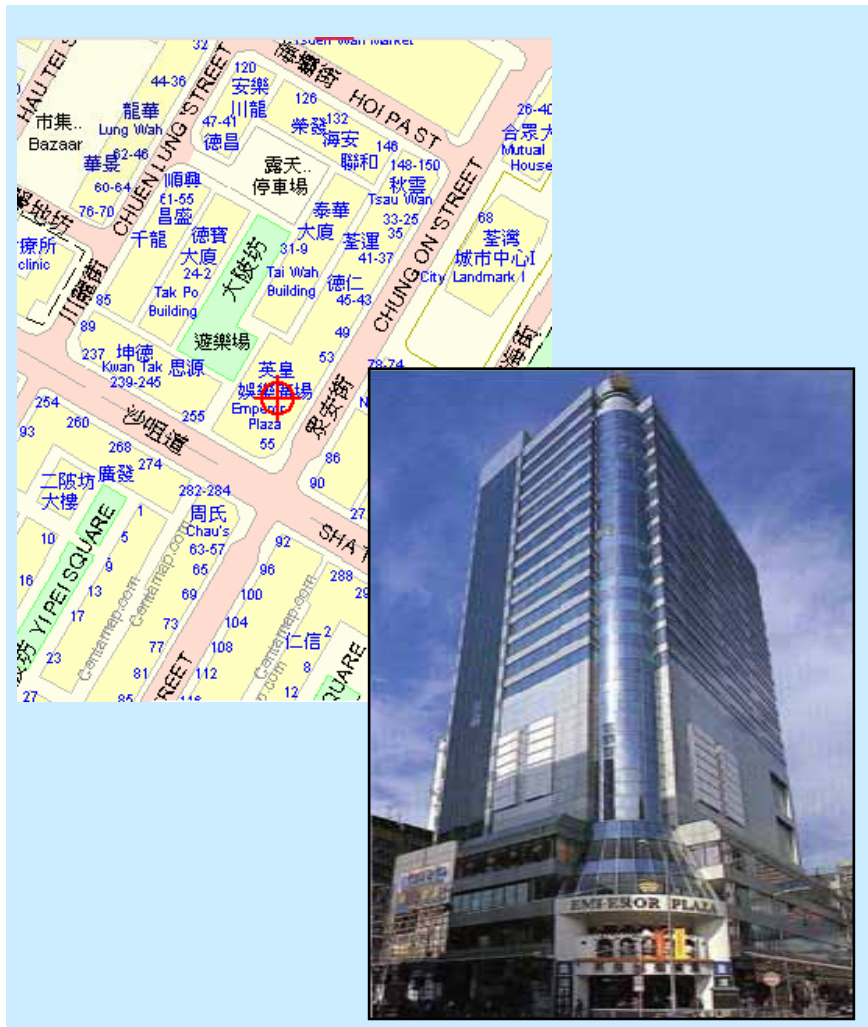


Emperor Group Centre, Wanchai Shopping mall on B2 - 4/F + office units

Total Area	169,000 sf
Valuation	HK\$940 million
Occupancy	>95%
Avg monthly rental	~ HK\$2.5 million
Annual Rental	~ HK\$30 million



Key Investment Properties



Emperor Plaza, Tsuen Wan Shopping mall + Office units

Total Area	196,150 sf
Valuation	HK\$915 million
Occupancy	85%
Avg monthly rental	~ HK\$4 million
Annual rental	~ HK\$47.5 million



Footprint in Causeway Bay



Total Area	42,000 sf
Total valuation	~ HK\$2.2 billion
Occupancy	100%
Annual rental	~ HK\$85.5 million



Footprint in Causeway Bay



50-56 Russell Street

Total Area	12,000 sf
Acquisition Cost	~ HK\$830 million
Current Monthly Rental	~ HK\$1.9 million

Property Development & Investment



Repulse Bay Project

- ◆ A 151,000 sf multifunctional recreation complex for long-term rental
- ◆ Superstructure under construction
- ◆ Complete in early 2008
- ◆ Expected Annual Rental: HK\$80m per annum





Property Development & Investment

Beijing Chang'an Avenue Project Comprehensive commercial complex

Plan	Shopping mall + Grade-A Office Tower
Designer	Rocco Yim of Rocco Design
Site Area	88,400 sf
Total area	816,385 sf
Completion Date	2010





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	Commenced recently
Completion	End-2009
Land Cost	HK\$84m (for 75% share)



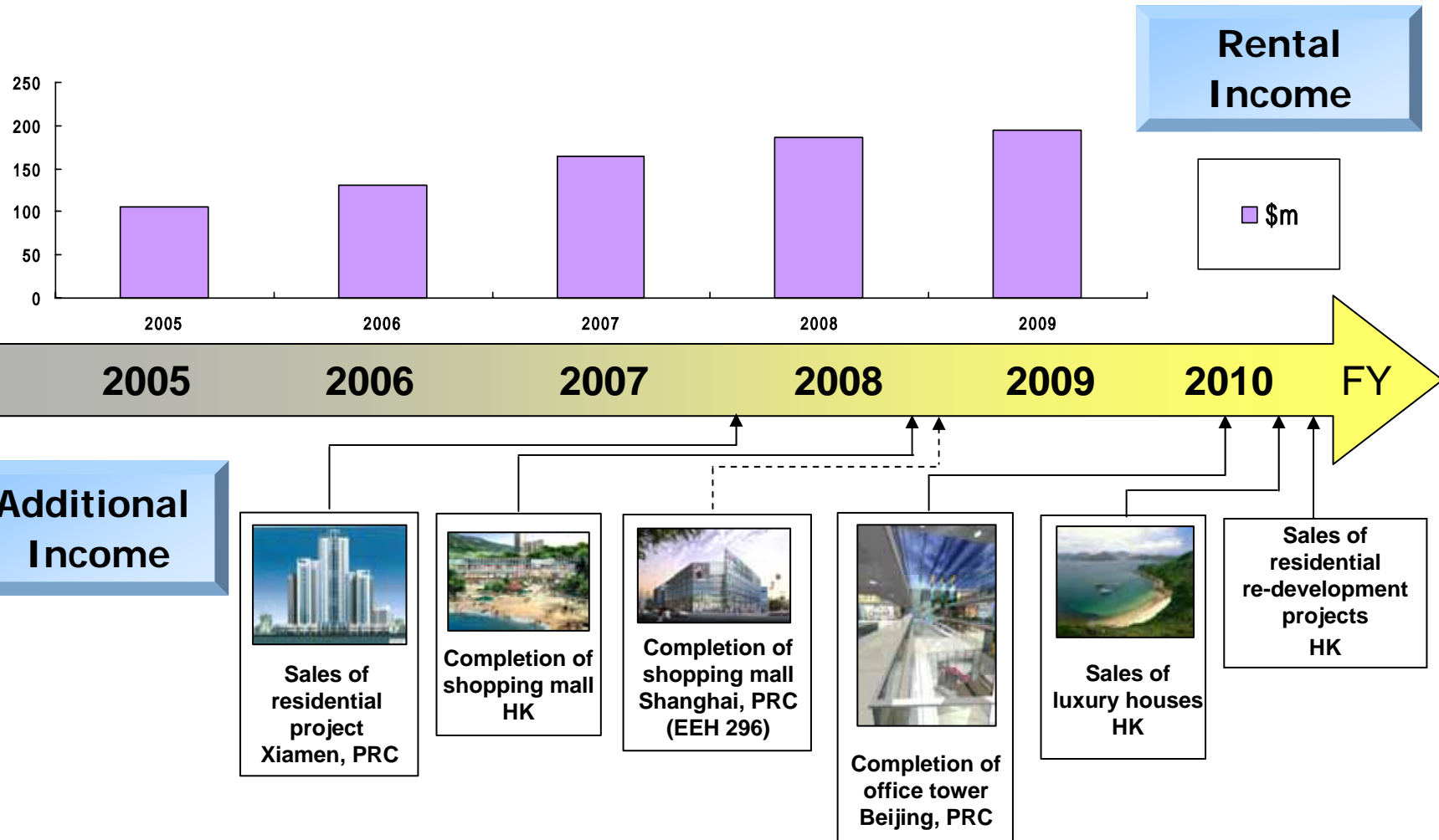
Mid-Levels, Central



Plan	High-end Residential Development
Address	5-7 Ying Fai Terrace, Mid-Levels 9A-H Seymour Road, Mid-Levels
Site Area	19,450 sf
Demolition	Commences in 2007
Completion	End-2010
Land Cost	HK\$830m



Property Income

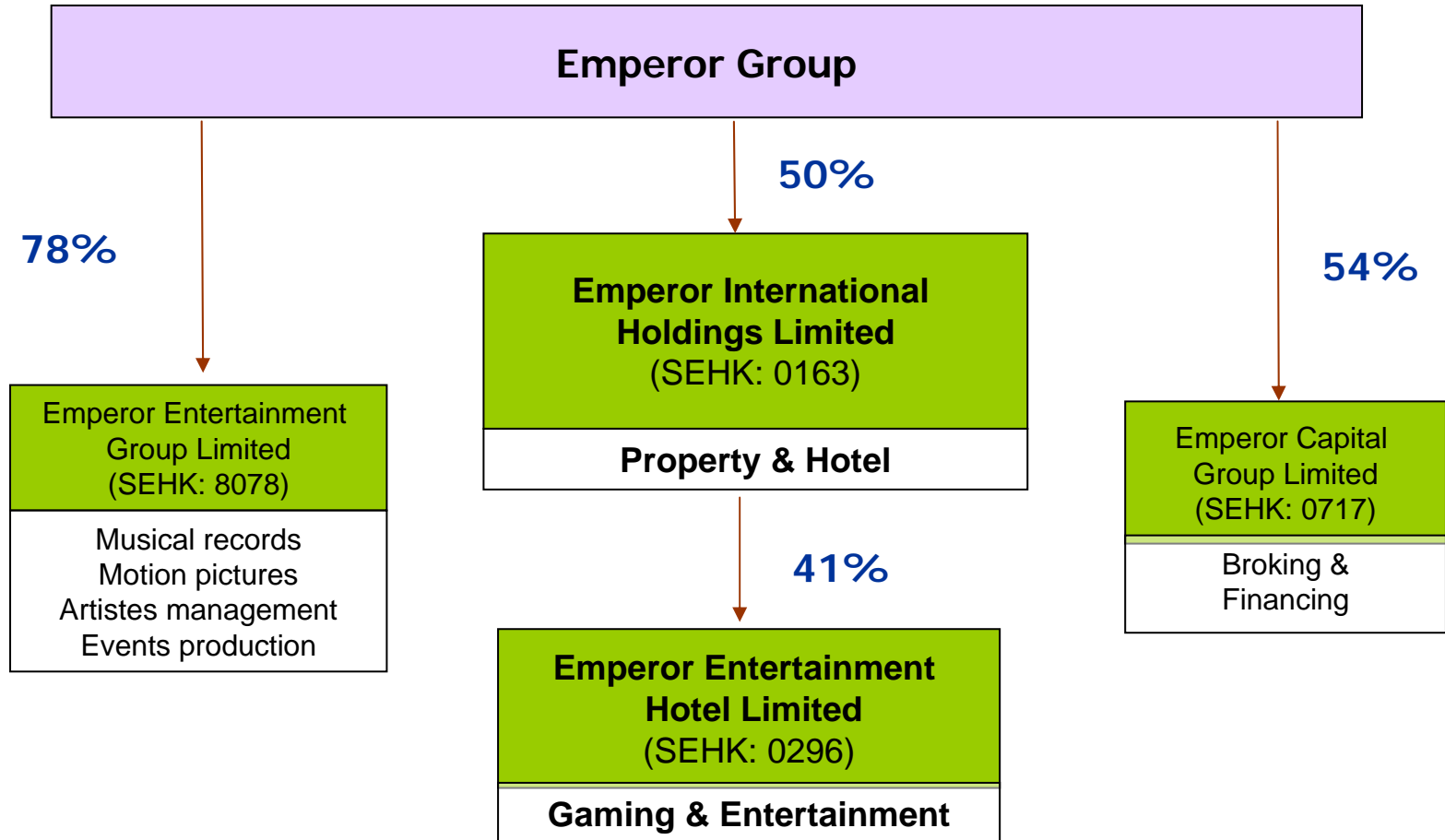




Appendix



Corporate Structure



* Upon completion of corporate restructure