



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

(Incorporated in Bermuda with limited liability)

(Stock code: 163)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform shareholders of the Company and potential investors that the unaudited interim results of the Group for the six months ended 30 September 2008 is expected to record a loss as compared to a profit for the corresponding period ended 30 September 2007.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Emperor International Holdings Limited (the “Company” and together with its subsidiaries, the “Group”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors of the Company (the “Board”) wishes to inform shareholders of the Company and potential investors that based on information currently available, the unaudited interim results of the Group for the six months ended 30 September 2008 is expected to record a loss as compared to a profit for the corresponding period ended 30 September 2007. The Board believes that such loss is mainly due to the loss resulted from fair value change in the Group’s investment properties under the recent adverse condition of the property market.

As the Group’s unaudited interim results for the six months ended 30 September 2008 have not yet been finalized, the information contained in this announcement is only based on preliminary assessment on the unaudited management accounts of the Group and information currently available. The interim results of the Group for the six months ended 30 September 2008 is expected to be published by the end of December 2008.

Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 28 November 2008

As at the date hereof, the Board of the Company comprises Ms. Luk Siu Man, Semon (Chairperson and Non-executive Director); Mr. Wong Chi Fai and Ms. Fan Man Seung, Vanessa (Executive Directors and Managing Directors); Mr. Cheung Ping Keung and Ms. Mok Fung Lin, Ivy (Executive Directors); Mr. Chan Man Hon, Eric, Mr. Liu Hing Hung and Mr. Law Ka Ming, Michael (Independent Non-executive Directors).

** for identification purposes only*