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**Deloitte
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INDEPENDENT REVIEW REPORT TO THE BOARD OF DIRECTORS OF EMPEROR INTERNATIONAL HOLDINGS LIMITED

INTRODUCTION

We have been instructed by the Company to review the interim financial report for the six months ended September 30, 2001 set out on pages 6 to 18.

DIRECTORS' RESPONSIBILITIES

The Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with Statement of Standard Accounting Practice No. 25 "Interim financial reporting" issued by the Hong Kong Society of Accountants and the relevant provisions thereof. The interim financial report is the responsibility of, and has been approved by, the directors of the Company.

REVIEW WORK PERFORMED

We conducted our review in accordance with Statement of Auditing Standards 700 "Engagements to review interim financial reports" issued by the Hong Kong Society of Accountants, except that the scope of our review was limited as explained below.

A review consists principally of making enquiries of group management and applying analytical procedures to the interim financial report and based thereon, assessing whether the accounting policies and presentation have been consistently applied unless otherwise disclosed. A review excludes audit procedures such as tests of controls and verification of assets, liabilities and transactions. It is substantially less in scope than an audit and therefore provides a lower level of assurance than an audit. Accordingly we do not express an audit opinion on the interim financial report.

**INDEPENDENT REVIEW REPORT
TO THE BOARD OF DIRECTORS OF
EMPEROR INTERNATIONAL HOLDINGS LIMITED** *(Continued)*

Emperor (China Concept) Investments Limited (“ECC”) is an associate of the Group. As explained in note 9 to the interim financial report, the independent review report issued by the auditors of ECC on the interim financial report of ECC for the six months ended September 30, 2001 contains a modified review conclusion arising from a limitation of scope that the auditors of ECC have not been able to obtain reliable financial information relating to ECC’s unconsolidated subsidiaries as at September 30, 2001 and therefore, they were unable to assess whether any further impairment loss should be recognised in respect of ECC’s interests in those unconsolidated subsidiaries as at September 30, 2001. Accordingly, the auditors of ECC were unable to reach a review conclusion as to whether material modifications should be made to the interim financial report of ECC for the six months ended September 30, 2001. Consequently we are unable to determine whether the balance of interests in associates as at September 30, 2001 which includes an amount of approximately HK\$436,617,000 representing the Group’s share of ECC’s net assets as at September 30, 2001 and the Group’s share of ECC’s consolidated loss for the six months ended September 30, 2001 amounting to approximately HK\$4,319,000 have been appropriately presented.

MODIFIED REVIEW CONCLUSION ARISING FROM LIMITATION OF REVIEW SCOPE

On the basis of our review which does not constitute an audit, with the exception of the possible adjustments that might have been determined to be necessary had the limitation as set out in the “Review work performed” section not existed, we are not aware of any material modifications that should be made to the interim financial report for the six months ended September 30, 2001.

Deloitte Touche Tohmatsu

Hong Kong, December 20, 2001