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英皇集團（國際）有限公司*
Emperor International Holdings Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 163)

DISCLOSEABLE TRANSACTION
ACQUISITION OF PROPERTY

The Board is pleased to announce that on 29 August 2012, Power Mark, an indirect wholly owned subsidiary of the Company, entered into the Agreement with the Vendor, an Independent Third Party, in relation to the acquisition of the property located at Shop C, Ground Floor, 35-37 Haiphong Road, Tsimshatsui, Hong Kong at a consideration of HK\$363,000,000.

As the applicable percentage ratios in respect of the Acquisition are greater than 5% but less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements but exempt from Shareholders' approval requirement under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 29 August 2012, Power Mark, an indirect wholly owned subsidiary of the Company, entered into the Agreement with the Vendor, an Independent Third Party, in relation to the acquisition of the property located at Shop C, Ground Floor, 35-37 Haiphong Road, Tsimshatsui, Hong Kong at a consideration of HK\$363,000,000.

THE AGREEMENT DATED 29 AUGUST 2012

Vendor: King Prosper Trading Limited. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Vendor and its ultimate shareholder are Independent Third Parties

* *for identification purposes only*

Purchaser: Power Mark Corporation Limited, an indirect wholly owned subsidiary of the Company

Information of the Property

The Property is located at Shop C, Ground Floor, 35-37 Haiphong Road, Tsimshatsui, Hong Kong and has a total gross floor area of approximately 750 sq.ft. The Property will be delivered to the Purchaser upon Completion subject to and with the benefit of existing tenancy. Based on the existing arrangement of the tenancy of the Property, the current monthly rental of the Property is HK\$880,000 (exclusive of government rates and management fee), expiring on 15 May 2015 and subject to the option of renewal for 2 year at the market rent. The Property is currently used by the tenant as retail shop.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiry, the tenant of the Property is an Independent Third Party.

Consideration and payment terms

The consideration of HK\$363,000,000 for the Property has been determined after arm's length negotiations between parties after considering the prevailing market value of properties in the same area in Hong Kong.

According to the Agreement, the consideration for the Property shall be payable to the Vendor in cash in the following manner:–

- an initial deposit in the sum of HK\$17,600,000 has been paid by the Purchaser upon signing the Agreement;
- a further deposit of HK\$18,700,000 shall be paid by the Purchaser on or before 14 September 2012; and
- the remaining balance of HK\$326,700,000 shall be paid by the Purchaser upon Completion.

The consideration will be financed by internal resources of the Group.

Completion

Pursuant to the Agreement, a formal agreement for sale and purchase shall be signed on or before 14 September 2012. Completion of the sale and purchase of the Property shall take place on 1 November 2012.

REASON FOR THE ACQUISITION

The Company is an investment holding company and its subsidiaries are principally engaged in property development and investment, and hotel operation.

Power Mark is an indirect wholly owned subsidiary of the Company and principally engaged in property investment.

The Group's property investment portfolio has been strategically aiming at superior rental properties. The Property is located in the Tsimshatsui area, which is one of the busiest and popular shopping districts of Hong Kong for tourists and local people. The Acquisition is therefore in line with the business strategy of the Group.

The Board considers that the terms and conditions for the Acquisition are on normal commercial terms, which are fair and reasonable and in the interest of the Company and its Shareholders as a whole.

GENERAL

As the applicable percentage ratios in respect of the Acquisition are greater than 5% but less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements but exempt from Shareholders' approval requirement under Chapter 14 of the Listing Rules.

TERMS USED IN THIS ANNOUNCEMENT

In this announcement, the following expressions shall have the following meanings unless the context requires otherwise:

“Acquisition”	the acquisition of the Property by the Purchaser contemplated under the Agreement
“Agreement”	The provisional agreement for sale and purchase of the Property dated 29 August 2012 entered into between the Vendor and Power Mark
“Board”	the board of Directors
“Company”	Emperor International Holdings Limited, an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange
“Completion”	completion of the sale and purchase of the Property pursuant to the Agreement and the formal agreement for sale and purchase of the Property
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries

“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	third party(ies) independent of the Company and its connected persons (as defined in the Listing Rules)
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Property”	Shop C, Ground Floor, 35-37 Haiphong Road, Tsimshatsui, Hong Kong
“Purchaser” or “Power Mark”	Power Mark Corporation Limited, a company incorporated in Hong Kong and an indirect wholly owned subsidiary of the Company
“Share(s)”	ordinary share(s) of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	King Prosper Trading Limited, a company incorporated in Hong Kong and an Independent Third Party principally engaged in property investment
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent
“sq.ft.”	square feet

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

Hong Kong, 29 August 2012

As at the date hereof, the Board comprised:

Non-executive Director: Ms. Luk Siu Man, Semon

Executive Directors: Mr. Wong Chi Fai
Ms. Fan Man Seung, Vanessa
Mr. Cheung Ping Keung

Independent Non-executive Directors: Mr. Chan Man Hon, Eric
Mr. Liu Hing Hung
Ms. Cheng Ka Yu