



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

Incorporated in Bermuda with limited liability (Stock Code:163)



INTERIM REPORT
2014/2015

CONTENTS

Financial Summary	2
Management Discussion and Analysis	3
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	10
Condensed Consolidated Statement of Financial Position	12
Condensed Consolidated Statement of Changes in Equity	14
Condensed Consolidated Statement of Cash Flows	16
Notes to the Condensed Consolidated Financial Statements	17
Directors' and Chief Executives' Interests and Short Positions in Securities	31
Other Persons' Interests and Short Positions in Securities	33
Share Options and Other Information	34

FINANCIAL SUMMARY

	Six months ended 30 September		Changes
	2014	2013	
	(Unaudited) HK\$'000	(Unaudited) HK\$'000	
Revenue			
Lease of properties	337,220	306,874	+9.9%
Properties development	–	59,840	N/A
Hotel and hotel related operations	1,074,880	1,118,104	-3.9%
Total revenue	1,412,100	1,484,818	-4.9%
Gross profit	1,084,370	1,161,650	-6.7%
Revaluation gain on properties	617,503	800,200	-22.8%
Total segment profit (excluding revaluation gain)	687,412	753,516	-8.8%

MANAGEMENT DISCUSSION AND ANALYSIS

Emperor International Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) principally engage in property investments, property development and hospitality in the Greater China and overseas.

FINANCIAL REVIEW

Overall Review

During the six months ended 30 September 2014 (the “Period”), the Group reported revenue of HK\$1,412.1 million (2013: HK\$1,484.8 million). Attributable to the prime locations of the Group’s investment properties portfolio, rental income from investment properties performed resiliently and reported a growth of 9.9% to HK\$337.2 million (2013: HK\$306.9 million), taking up 23.9% (2013: 20.7%) of the total revenue, despite the fact that some of the Group’s investment properties were still vacated during the Period, pending redevelopment for transformation to create better potential return in the near future. Due to the soften demand of gaming and hospitality services in Macau, revenue from hospitality segment was HK\$1,074.9 million (2013: HK\$1,118.1 million), accounting for 76.1% (2013: 75.3%) of the total revenue.

Gross profit was HK\$1,084.4 million (2013: HK\$1,161.7 million). Revaluation gain on properties during the Period decreased to HK\$617.5 million (2013: HK\$800.2 million). The total segment profit excluding revaluation gain on properties was HK\$687.4 million (2013: HK\$753.5 million).

Basic earnings per share was HK\$0.21 (2013: HK\$0.29). The board of directors of the Company (the “Board” or the “Directors”) is pleased to declare an interim dividend of HK\$0.05 (2013: HK\$0.055) per share.

Liquidity And Financial Resources

The Group owned key property portfolio of over 5 million square feet. As at 30 September 2014, the Group’s net asset value and net asset value per share amounted to HK\$25,738.7 million (31 March 2014: HK\$24,952.6 million) and HK\$7.01 (31 March 2014: HK\$6.80) per share respectively.

The Group has cash, bank balances and bank deposits amounted to HK\$3,614.4 million as at 30 September 2014 (31 March 2014: HK\$3,194.2 million). The total external borrowings (excluding payables) amounted to approximately HK\$14,617.4 million (31 March 2014: HK\$13,685.9 million) and the Group's debt to total asset ratio was 32.2% (31 March 2014: 31.6%) (measured by total external borrowings as a percentage to the total asset value of the Group). In addition to its share capital and reserves, the Group made use of cash flow generated from operations, bank borrowings, unsecured notes and unsecured loans from a related company to finance its operation. During the Period, the Company has issued unsecured notes of HK\$1,650.0 million for the purpose of providing general working capital to the Group. Such notes will mature and be redeemed on 15 July 2017 at their principal amount and carry fixed coupon rate of 5% per annum, payable semi-annually in arrears. The Group's bank borrowings were denominated in Hong Kong dollars and Renminbi ("RMB") and their interest rates followed market rates. The Group's bank balances and cash were also denominated in Hong Kong dollars, RMB and Macau Pataca ("MOP"). Since RMB and MOP are relatively stable with minor exchange fluctuations, the Group had limited and immaterial exposure to fluctuations in exchange rates.

BUSINESS REVIEW

Investment Property

The overall occupancy rate of the Group's retail properties was over 99% during the Period, attributable to the majority of its premises in prime locations.

Hong Kong

The Group owns many premium investment properties with a strong focus on high-end street level retail space at the most renowned shopping districts in Hong Kong. Key investment properties include the retail spaces located at **Nos. 8, 20 and 50-56 Russell Street, No. 76 Percival Street** and **Nos. 507, 523 Lockhart Road** in Causeway Bay, **Nos. 4, 6 and 8 Canton Road, No. 81 Nathan Road, Nos. 35-37 Haiphong Road** and **Nos. 25-29, 43-49A Hankow Road** in Tsim Sha Tsui, **Fitfort Shopping Arcade** in North Point and **New Town Mansion Shopping Arcade** in Tuen Mun. The significant rental growth, near full occupancy rate and continued capital appreciation once again demonstrate the Group's expertise on value enhancement for its investment properties through the strengths of the management execution. Other than the above-mentioned retail spaces, the Group also owns office and commercial complexes namely **Emperor Group Centre** and **No. 60 Gloucester Road** in Wan Chai. The renovation and upgrading of the office tower of **No. 60 Gloucester Road** has been going ahead as planned during the Period. The Group is expected to enjoy a steady income growth by leveraging a balanced retail and office portfolio. Subsequent to the Period, the Group proposed to acquire **Empire Land Commercial Centre** in Wan Chai and **Nos. 45-51 Kwok Shui Road** in Kwai Chung. Such acquisitions can further widen the Group's investment properties portfolio, hence increasing the rental revenue base.

MANAGEMENT DISCUSSION AND ANALYSIS

During the Period, **The Pulse** has been soft-launched to the market. It is a 4-storey shopping complex with a gross floor area of approximately 167,000 square feet in Repulse Bay, one of the famous tourist spots in the world and the most dazzling beach in Hong Kong. In order to differentiate from other standard shopping malls in urban areas, it is well-positioned as a hot-chic beach-front lifestyle complex by offering a combined unique experience of gourmet dining, 3D visual art museum, lifestyle merchandise, gymnasium, kidszone, playgroup and premier superstore. It has been planned to establish a fresh, fun, exciting and family-friendly image within the marketplace of shopping malls. Pre-marketing promotion was done by various channels including social media, print media, outdoor advertising and mobile advertising. A series of marketing and promotional campaigns have been launched subsequent to the Period, which was well received by the guests and target customer groups. “Hot Tub Cinema” drew traffic of beachside cinema lovers, who enjoyed lifestyles with high spending powers, to relax on hot tubs and lawn chairs over the weekly night shows. “Bubble Soccer” provided friendly competitions among the teens and celebrities with fun and full of laughter. The Group has been planning ahead for a series of marketing and promotion campaigns by leveraging the synergies effect with other business lines under Emperor Group.

At present, **Russell Street**, Causeway Bay, is a top-ranked valuable shopping street in the world. The Group has the largest coverage at the street-level shops at **Russell Street** with promising pedestrian traffic, resulting in a notable surge in rental growth. During the Period, **Nos. 22-24 Russell Street** was under redevelopment, pending to be transformed into an upscale streetscape and re-launched in 2015. It has recently been pre-leased to La Perla, an Italian luxury lingerie brand, on a whole block basis as La Perla’s largest flagship store worldwide.

Macau

In Macau, construction work of a site at **Nos. 71-75 Avenida do Infante D. Henrique & Nos. 514-540 Avenida da Praia Grande** has been kicked-off. It will be redeveloped into a multi-storey premium retail complex with a gross floor area of approximately 30,000 square feet. It is expected that this corner site will be upgraded and signified as a prime city-centre shopping spot in the Peninsula, a traditional gaming area in Macau. Upon its completion in 2015, the Group is expected to enjoy stable rental income and long-term rental increment.

MANAGEMENT DISCUSSION AND ANALYSIS

The People's Republic of China (the "PRC")

In the PRC, basement construction work of the prime commercial site along **Chang'an Avenue East** in Beijing was in progress during the Period. It is planned to be developed into a Grade-A office tower with a gross floor area of approximately 1,000,000 square feet. The development will include multi-storey retail podium, entertainment hot spots and parking facilities, which will become another landmark building along this prominent street of the capital city in the PRC in 2016.

Located in Yuyuan, Huangpu District, Shanghai, **Emperor Star City** will be developed into a shopping arcade and hotel or service apartment complex at the prime site adjacent to the Shanghai M10 subway route. Foundation and basement excavation work for the development had been completed. With an expected gross floor area of approximately 1,300,000 square feet, the complex will include a multi-storey shopping arcade as its major component. The Group expects such project will generate substantial and stable rental revenue upon completion in the future.

Property Development

The Group's various development projects are in good progress. **Upton**, a 42-storey luxury residential tower with panoramic view of Victoria Harbour, is on schedule for completion in 2015. It has a total floor area of approximately 185,000 square feet with 125 flats. Majority of superstructure work was completed during the Period. Preparations for pre-sale have been underway.

Another site located at **Tuen Mun Town Lot No. 436, Kwun Fat Street, Siu Lam**, Tuen Mun, with a total floor area of approximately 39,000 square feet, will be developed into 14 low-rise detached or semi-detached houses. During the Period, site formation was in progress as planned. The entire project is expected to be completed in 2015.

A seaview residential site located at **Tuen Mun Town Lot No. 490, Tai Lam**, Tuen Mun, with a total floor area of approximately 29,000 square feet, will be developed with a low-rise luxurious development comprising a mixture of detached houses and apartments. This project is expected to be completed in 2017. This site, together with **Tuen Mun Town Lot No. 436**, will be well served by a superb transportation network of Hong Kong-Shenzhen Western Corridor as well as the future Tuen Mun – Chek Lap Kok Link and Hong Kong-Zhuhai-Macau Bridge. They are also both in close proximity to Harrow International School Hong Kong, the Hong Kong branch of the prestigious Harrow School based in the United Kingdom.

MANAGEMENT DISCUSSION AND ANALYSIS

During the Period, the Group has won the bid for a luxury residential site located at **Rural Building Lot No. 1198, Shouson Hill**, Hong Kong by teaming up with two partners. It has a total site area of approximately 117,000 square feet and a total gross floor area of approximately 87,700 square feet. Such development opportunity is very precious as it is situated at the traditional luxury residential area. It is planned to be developed into 20 low-density luxury houses with comprehensive auxiliary facilities. This acquisition will enable the Group to optimise the land bank portfolio with better capital appreciation in the future. The entire project is expected to be completed in 2017.

Hotel Operations and Related Services

This segment includes the revenue derived from **Emperor (Happy Valley) Hotel** in Hong Kong and the contributions made by **Grand Emperor Hotel** and **Best Western Hotel Taipa** in Macau, whose income from hospitality and gaming had been consolidated with the Group.

Emperor (Happy Valley) Hotel in Hong Kong generates revenue mainly from the hotel's accommodation services as well as the food and beverage services. During the Period, the Group continued to diversify its guest mix and put great weight and efforts in developing high-yield customers.

The construction work at **Nos. 54-60 Portland Street**, Yau Ma Tei, continued during the Period. With a gross floor area of approximately 48,000 square feet, it will be developed into a 30-storey hotel offering 200 guest rooms, which is expected to commence its business in 2015. Meanwhile, the foundation work at **No. 373 Queen's Road East**, Wan Chai, was in progress during the Period. With a gross floor area of approximately 115,000 square feet, it will be developed into a 29-storey hotel offering 300 guest rooms as well as leisure, dining and parking facilities, which is expected to be completed in 2016.

OUTLOOK

Supported by the resilient private consumption and market demand at the key tourist areas, the Group believes that the growth of rental revenue will maintain solid and such rental income will continue to be the key revenue growth driver in the long-run. **The Pulse** creates a unique and diversified shopping and lifestyle experience for different target customer groups. Well-supported by the forthcoming marketing and promotional activities, it will become the signature lifestyle image zone along the coastline on the south side of the Hong Kong Island. Preparations for the marketing and pre-leasing work on the grand shopping complex located at **Avenida do Infante D. Henrique**, Macau, are underway. **Nos. 22-24 Russell Street** in Causeway Bay is pending transformation and to be re-launched in 2015. The whole block development will be leased to La Perla, an Italian luxury lingerie brand, as its largest flagship store worldwide. This transformation will once again demonstrate the Group's successful story on value creation and further enhancement of the intrinsic value of the existing investment properties portfolio, resulting from conversion and upgrading of both property and tenant quality.

The Group is building a steady development projects pipeline for providing long-term contribution on the sale of residential units. **Upton** and the luxury residential site in **Shouson Hill** once again demonstrate the Group's strategic focus on premium residential projects in the Hong Kong Island. Looking ahead, the Group will accelerate its development plan in the forthcoming years by utilising the existing land bank and acquiring new land reserve.

Attributable to the growth of market demand for hotel accommodation of business travelers and tourists, the Group further expands the business of hotel operations. The Group believes that the hotels to be inaugurated at **No. 373 Queen's Road East**, Wan Chai and **Nos. 54-60 Portland Street**, Yau Ma Tei, will serve as attractive alternatives for business travellers and regional tourists.

The Group continues to be cautious in seeking investment opportunities to enhance shareholders' return. With its management execution strength and market insight, the Group will strive to further enhance its competitive position and aim to become a key property player in the Greater China region.

MANAGEMENT DISCUSSION AND ANALYSIS

EMPLOYEES AND REMUNERATION POLICY

The total cost incurred for staff including Directors' emoluments amounted to HK\$299.7 million during the Period (2013: HK\$266.8 million). The number of staff was 1,706 as at the end of the Period (2013: 1,577). Employee's remuneration was determined in accordance with individual's responsibility, competence and skills, experience and performance as well as market pay level. Staff benefits include medical and life insurance, retirement benefits and other competitive fringe benefits.

To provide incentives or rewards to staff, the Company adopted a share option scheme on 9 September 2003 (the "Old Share Option Scheme"). The Old Share Option Scheme lapsed automatically in 2013 upon the expiry of the 10-year period. The Company adopted a new share option scheme on 15 August 2013 in view of the expiration of the Old Share Option Scheme. Other relevant details of both schemes will be set out in the section headed "Share Options" of the interim report.

ASSETS PLEDGED

As at 30 September 2014, assets with carrying value of HK\$37,820.5 million (2013: HK\$30,934.4 million) were pledged as security for banking facilities.

INTERIM DIVIDEND

The Board is pleased to declare an interim dividend of HK\$0.05 per share ("Interim Dividend") for the financial year ending 31 March 2015 (2013/2014: HK\$0.055 per share) amounting to approximately HK\$183.6 million (2013/2014: HK\$201.7 million). The Interim Dividend will be payable on 19 December 2014 (Friday) to shareholders whose names appear on the register of members of the Company on 12 December 2014 (Friday).

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed, for the purpose of determining shareholders' entitlement to the Interim Dividend, from 11 December 2014 (Thursday) to 12 December 2014 (Friday), during which period no transfer of shares will be registered.

In order to qualify for the Interim Dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Tricor Secretaries Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration no later than 4:30 p.m. on 10 December 2014 (Wednesday).

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 September 2014

		Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
	Notes		
Revenue		1,412,100	1,484,818
Cost of properties sales		–	(24,981)
Cost of hotel and hotel related operations		(310,797)	(281,458)
Direct operating expenses in respect of leasing of properties		(16,933)	(16,729)
Gross profit		1,084,370	1,161,650
Other income		57,807	41,796
Fair value changes in properties		617,503	800,200
Other gains and losses		(1,831)	8,565
Selling and marketing expenses		(264,520)	(301,160)
Administrative expenses		(215,728)	(160,846)
Share of result of joint venture		(15)	–
Profit from operations	4	1,277,586	1,550,205
Finance costs		(138,787)	(93,991)
Profit before taxation		1,138,799	1,456,214
Taxation	5	(155,462)	(155,282)
Profit for the period		983,337	1,300,932
Other comprehensive income			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Exchange differences arising on translation of foreign subsidiaries		2,177	57,586
Total comprehensive income for the period		985,514	1,358,518

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 September 2014

		Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
	Notes		
Profit for the period attributable to:			
Owners of the Company		775,481	1,049,360
Non-controlling interests		207,856	251,572
		983,337	1,300,932
Total comprehensive income for the period attributable to:			
Owners of the Company		777,655	1,106,894
Non-controlling interests		207,859	251,624
		985,514	1,358,518
Earnings per share – basic	6	HK\$0.21	HK\$0.29
Earnings per share – diluted	6	HK\$0.21	HK\$0.29

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At at 30 September 2014

		As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
	Notes		
Non-current assets			
Investment properties	8	33,811,226	33,140,675
Property, plant and equipment	8	3,148,293	3,088,093
Deposits paid for acquisition of investment properties/property, plant and equipment		18,973	6,399
Receivables related to a development project		187,383	187,244
Prepaid lease payments		635,227	644,578
Interest in joint venture	9	556,385	–
Goodwill		56,683	56,683
Other assets		4,092	4,092
		38,418,262	37,127,764
Current assets			
Inventories		14,773	14,262
Properties held for sale		210,393	210,393
Properties under development for sale	8	2,403,695	2,148,806
Prepaid lease payments		18,702	18,702
Trade and other receivables	10	535,741	577,622
Taxation recoverable		10,490	10,490
Deposits in designated bank account for development properties		10,004	11,685
Pledged bank deposits		2,114,350	2,414,396
Short-term bank deposits		15,153	15,066
Bank balances and cash		1,484,900	764,769
		6,818,201	6,186,191
Asset classified as held for sale	11	228,800	–
		7,047,001	6,186,191

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At at 30 September 2014

		As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
	Notes		
Current liabilities			
Trade and other payables	12	1,045,402	926,167
Amount due to a related company		404,821	424,257
Amount due to non-controlling interests of subsidiaries		168,570	188,566
Derivative financial instruments		3,299	8,496
Taxation payable		452,717	384,536
Bank and other borrowings – due within one year		1,631,221	2,085,713
		3,706,030	4,017,735
Net current assets		3,340,971	2,168,456
Total assets less current liabilities		41,759,233	39,296,220
Non-current liabilities			
Amount due to a related company		2,940,731	3,041,701
Unsecured notes		2,462,505	850,717
Derivative financial instruments		17,805	15,141
Bank and other borrowings – due after one year		7,009,508	7,094,984
Deferred taxation		845,143	759,891
		13,275,692	11,762,434
		28,483,541	27,533,786
Capital and reserves			
Share capital		36,718	36,718
Reserves		25,701,989	24,915,862
Equity attributable to owners of the Company		25,738,707	24,952,580
Non-controlling interests		2,744,834	2,581,206
		28,483,541	27,533,786

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2014

	Attributable to owners of the Company									
	Share capital HK\$'000	Share premium HK\$'000	Translation reserve HK\$'000	Share option reserve HK\$'000	Asset revaluation reserve HK\$'000	Other reserve HK\$'000	Accumulated profits HK\$'000	Total HK\$'000	Non-controlling interests HK\$'000	Total HK\$'000
As at 1 April 2014 (audited)	36,718	4,551,984	322,619	3,575	125,445	496,185	19,416,054	24,952,580	2,581,206	27,533,786
Profit for the period	-	-	-	-	-	-	775,481	775,481	207,856	983,337
Exchange differences arising on translation of foreign subsidiaries	-	-	2,174	-	-	-	-	2,174	3	2,177
Total comprehensive income for the period	-	-	2,174	-	-	-	775,481	777,655	207,859	985,514
Deemed capital contribution arising from fair value adjustment on initial recognition on amount due to a related company	-	-	-	-	-	224,095	-	224,095	-	224,095
Acquisition of additional interest in subsidiaries	-	-	-	-	-	864	-	864	(7,488)	(6,624)
Depreciation attributable to revaluation surplus	-	-	-	-	(885)	-	1,033	148	-	148
Dividend paid to owners of the Company	-	-	-	-	-	-	(216,635)	(216,635)	-	(216,635)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	(36,743)	(36,743)
As at 30 September 2014 (unaudited)	36,718	4,551,984	324,793	3,575	124,560	721,144	19,975,933	25,738,707	2,744,834	28,483,541

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2014

	Attributable to owners of the Company							Non-controlling interests	Total
	Share capital HK\$'000	Share premium HK\$'000	Translation reserve HK\$'000	Share option reserve HK\$'000	Asset revaluation reserve HK\$'000	Other reserve HK\$'000	Accumulated profits HK\$'000	Total HK\$'000	Total HK\$'000
As at 1 April 2013 (audited)	36,668	4,542,224	249,315	6,031	127,255	423,802	17,963,089	23,348,384	25,456,688
Profit for the period	-	-	-	-	-	-	1,049,360	1,049,360	1,300,932
Exchange differences arising on translation of foreign subsidiaries	-	-	57,534	-	-	-	-	57,534	57,586
Total comprehensive income for the period	-	-	57,534	-	-	-	1,049,360	1,106,894	1,358,518
Deemed capital contribution arising from fair value adjustment on initial recognition on amount due to a related company	-	-	-	-	-	118,263	-	118,263	118,263
Acquisition of additional interest in subsidiaries	-	-	-	-	-	(2,316)	-	(2,316)	(9,607)
Dilution of interest in a subsidiary as a result of increase issued share capital of subsidiary	-	-	-	(1,376)	-	5,500	-	4,124	9,900
Depreciation attributable to revaluation surplus	-	-	-	-	(904)	-	1,054	150	150
Dividend paid to owners of the Company	-	-	-	-	-	-	(205,339)	(205,339)	(205,339)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(34,659)	(34,659)
As at 30 September 2013 (unaudited)	36,668	4,542,224	306,849	4,655	126,351	545,249	18,808,164	24,370,160	26,693,914

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 September 2014

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Net cash generated from operating activities	680,328	873,247
Net cash used in investing activities	(678,728)	(4,032,252)
Net cash generated from financing activities	718,572	1,495,459
Net increase (decrease) in cash and cash equivalents	720,172	(1,663,546)
Effect of foreign exchange rate changes	(41)	(3,067)
Cash and cash equivalents at the beginning of the period	764,769	2,309,974
Cash and cash equivalents at the end of the period	1,484,900	643,361

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

1. BASIS OF PREPARATION

The unaudited condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities ("Listing Rules") on The Stock Exchange of Hong Kong Limited ("Stock Exchange") and Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

These condensed consolidated financial statements should be read in conjunction with the annual financial statements of the year ended 31 March 2014.

2. PRINCIPAL ACCOUNTING POLICIES

The unaudited condensed consolidated financial statements have been prepared on the historical cost basis except for certain investment properties and financial instruments, which are measured at fair values, as appropriate.

In the Period, the Group has adopted certain new Hong Kong Financial Reporting Standards (the "HKFRSs"), amendments and interpretation ("INTs") (hereinafter collectively referred to as the "New and Revised HKFRSs"), issued by HKICPA that are effective for annual periods beginning on or after 1 April 2014. Except for as described below, the accounting policies used in the unaudited condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 March 2014.

Amendments to HKFRS 10, HKFRS 12 and HKAS 27	Investment entities
Amendments to HKAS 32	Offsetting financial assets and financial liabilities
Amendments to HKAS 36	Recoverable amount disclosures for non-financial assets
Amendments to HKAS 39	Novation of derivatives and continuation of hedge accounting
HK(IFRIC*) – INT 21	Levies

* IFRIC represents the International Financial Reporting Interpretations Committee.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

2. PRINCIPAL ACCOUNTING POLICIES *(continued)*

The application of these New or Revised HKFRSs in the Period has had no material effect on the amounts reported in these condensed consolidated financial statements and/or disclosures set out in these condensed consolidated financial statements.

The Group had not applied any new standards or interpretations that are not yet effective for the Period.

3. SEGMENT INFORMATION

For management purpose, the business segments of the Group are currently organised into lease of properties, properties development and hotel and hotel related operations. These divisions are the basis on which the Group reports its primary segment information. The segment results of lease of properties and properties development include administrative and running expenses for those properties under development.

	Segment revenue Six months ended 30 September		Segment result Six months ended 30 September	
	2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000	2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Business segments				
Lease of properties	337,220	306,874	926,345	1,084,113
Properties development	–	59,840	(4,412)	27,951
Hotel and hotel related operations	1,074,880	1,118,104	382,982	441,652
	1,412,100	1,484,818	1,304,915	1,553,716
Bank interest income			39,458	25,703
Unallocated corporate expenses, net			(64,941)	(37,779)
Other gains and losses			(1,831)	8,565
Finance costs			(138,787)	(93,991)
Share of result of joint venture			(15)	–
Taxation			(155,462)	(155,282)
Profit for the period			983,337	1,300,932

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

4. PROFIT FROM OPERATIONS

Profit from operations for the Period has been arrived at after charging amortisation and depreciation of approximately HK\$99,831,000 (2013: HK\$80,974,000) in respect of the Group's property, plant and equipment.

5. TAXATION

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
The charge comprises:		
Current tax		
Hong Kong Profits Tax	(23,967)	(24,672)
PRC Land Appreciation Tax ("LAT")	–	(225)
Macau Complementary Income Tax ("CT")	(46,398)	(52,767)
	(70,365)	(77,664)
Deferred taxation	(85,097)	(77,618)
	(155,462)	(155,282)

Hong Kong Profits Tax is calculated at 16.5% (2013: 16.5%) of the estimated assessable profits for the Period.

The CT is calculated at the applicable rate of 12% (2013: 12%) of estimated assessable profits for the Period.

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowing costs and the relevant property development expenditures.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

6. EARNINGS PER SHARE

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
The calculation of basic and diluted earnings per share is based on the following data:		
Earnings		
Earnings (profit for the period attributable to owners of the Company) for the purposes of basic and diluted earnings per share	775,481	1,049,360
	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Number of shares		
Weighted average number of ordinary shares in issue for the purpose of basic earnings per share	3,671,776,192	3,666,776,192
Effect of dilutive potential ordinary shares: Share options of the Company	150,358	1,792,900
Weighted average number of ordinary shares for the purpose of diluted earnings per share	3,671,926,550	3,668,569,092

The calculation of diluted earnings per share is based on the profit for the Period attributable to owners of the Company and the weighted average number of ordinary shares adjusted by the weighted average number of ordinary shares assumed to have been issued under the Company's share option scheme. There is no dilutive effect on the exercise of share options of the Company's subsidiary, Emperor Entertainment Hotel Limited ("Emperor E Hotel") in the period ended 30 September 2014 as all share options of Emperor E Hotel were exercised at the year ended 31 March 2014. The dilutive effect on the exercise of share options of Emperor E Hotel is immaterial in the period ended 30 September 2013.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

7. DIVIDEND

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Final dividend of HK\$0.059 per share for the year ended 31 March 2014 paid during the period (year ended 31 March 2013: HK\$0.056)	216,635	205,339

In respect of the Period, the Directors have resolved to declare an interim dividend of HK\$0.05 (2013: HK\$0.055) per share to shareholders.

8. ADDITIONS TO INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND PROPERTIES UNDER DEVELOPMENT FOR SALE

Investment properties

All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

During the Period, the Group acquired investment properties for a cash consideration of HK\$263,134,000 (2013: HK\$2,022,809,000).

The fair values of the Group's investment properties at 30 September 2014 and 31 March 2014 have been arrived at on the basis of a valuation carried out by Memfus Wong Surveyors Limited, an independent firm of qualified professional property valuers not connected with the Group, in accordance with the HKIS Valuation Standards (2012 Edition) issued by Hong Kong Institute of Surveyors.

For completed investment properties, the valuations have been arrived at with reference to market evidence of recent transaction prices for similar properties and rental income using the applicable market yields for the respective locations and types of properties.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

8. ADDITIONS TO INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND PROPERTIES UNDER DEVELOPMENT FOR SALE *(continued)*

Investment properties *(continued)*

For investment properties under development, the valuations have been arrived at assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations include key factors such as the market value of the completed investment properties, which are estimated with reference to recent sales evidence of similar properties in the nearest locality as available in the relevant market with adjustments made by the valuers to accounts for differences in the locations and other factors specific to determine the potential sales proceeds, and deducting the development costs and required profit margin from the investment properties which are derived from the interpretation of prevailing investor requirements or expectations at the valuation dates.

The resulting increase in fair value of investment properties of approximately HK\$617,503,000 has been recognised directly in profit or loss for the six months ended 30 September 2014 (2013: HK\$800,200,000).

Property, plant and equipment and properties under development for sale

During the Period, the Group acquired property, plant and equipment and properties under development for sale amounting to approximately HK\$147,003,000 and HK\$238,872,000 (2013: HK\$102,590,000 and HK\$58,290,000) respectively.

9. INTEREST IN JOINT VENTURE

During the Period, the Group and two independent third parties formed a new entity named Powerland Holdings Limited ("Powerland") of which the Group holds 40% equity interest. Powerland holds 100% interest in Talent Charm Corporation Limited, being the property development company of a development project located at Rural Building Lot No. 1198, Shouson Hill Road West, Hong Kong.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

10. TRADE AND OTHER RECEIVABLES

An aged analysis of the Group's trade receivables (net of allowances) based on either the date of credit granted or the invoice date at the end of the reporting period is set out below:

	As at	
	30 September	31 March
	2014	2014
	(unaudited)	(audited)
	HK\$'000	HK\$'000
0 – 30 days	121,739	215,047
31 – 90 days	2,168	5,024
91 – 180 days	3,410	51
Over 180 days	14,328	14,758
	141,645	234,880
Chips on hand	159,974	87,239
Other receivables	159,230	211,738
Deposits and prepayments	74,892	43,765
	535,741	577,622

Chips on hand represent chips issued by a gaming concessionaire in Macau which can be exchanged into their cash amounts.

No credit period was granted to tenants of rental of premises. Before accepting any new tenant, the Group will internally assess the credit quality of the potential tenants. No credit period was granted to hotel customers generally except for those high credit rating customers to which an average credit period of 30 days were granted.

For gaming operation, the Group normally allows credit periods of up to 60 days to its trade customers, except for certain credit worthy customers with long term relationship and stable repayment pattern, where the terms are extended to a longer period.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

10. TRADE AND OTHER RECEIVABLES (continued)

Included in other receivables are amounts due from related companies of HK\$23,010,000 (as at 31 March 2014: HK\$29,900,000). These related companies are indirectly controlled by Albert Yeung Holdings Limited ("AY Holdings") which is held by STC International Limited ("STC International") being the trustee of The Albert Yeung Discretionary Trust ("AY Trust") (Dr. Yeung Sau Shing, Albert ("Dr. Albert Yeung") is the founder of the AY Trust and a deemed substantial shareholder of the Company). The amounts are unsecured, interest-free and payable within one year.

11. ASSET CLASSIFIED AS HELD FOR SALE

On 15 September 2014, a sale and purchase agreement was entered between a wholly owned subsidiary and an independent third party to dispose an investment property in Hong Kong at a consideration of approximately HK\$228,800,000. Such transaction was completed on 29 October 2014.

12. TRADE AND OTHER PAYABLES

An aged analysis of the Group's trade payables based on invoice date at the end of the reporting period is set out below:

	As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
0 – 90 days	52,523	26,321
91 – 180 days	80	569
Over 180 days	12	–
	52,615	26,890
Construction payables and accruals	491,306	510,147
Other payables and accruals	293,760	200,053
Rental deposits received	207,721	189,077
	1,045,402	926,167

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

13. CAPITAL COMMITMENTS

	As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
Authorised but not contracted for in respect of:		
– properties under development for sale	799,292	779,237
– investment properties	560,301	1,257,391
– property, plant and equipment	697,173	673,948
	2,056,766	2,710,576
Contracted for but not provided in the consolidated financial statements, net of deposits paid, in respect of:		
– properties under development for sale	384,295	569,295
– investment properties	1,316,853	271,847
– property, plant and equipment	131,026	189,819
	1,832,174	1,030,961
	3,888,940	3,741,537

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

14. RELATED PARTY TRANSACTIONS

- (a) Other than disclosed in note 10, the Group also had the following significant transactions with related parties during the Period:

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Advertising and other expenses to related companies	294	473
Commission to Dr. Albert Yeung, a deemed substantial shareholder of the Company in capacity of a patron of the Group's VIP rooms	1,365	641
Hotel and restaurant income from related companies	285	505
Interest expenses to a related company	53,832	56,856
Interest income from a joint venture partner	928	—
Purchase of property, plant and equipment and merchandising goods from related companies	694	294
Commission and professional fee to related companies	28,480	480
Rental income from related companies	145,331	143,718
Secretarial fee expenses to a related company	360	360
Share of administrative expenses by related companies	33,629	28,195

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

14. RELATED PARTY TRANSACTIONS (continued)

- (b) The key management personnel includes solely the Directors of the Company and the salaries and compensation paid to them is disclosed as follows:

	Six months ended 30 September 2014 (unaudited) HK\$'000	2013 (unaudited) HK\$'000
Fees	675	676
Salaries and other short term benefit	5,107	4,729
	5,782	5,405

- (c) Rent free quarter to a deemed substantial shareholder

The Group had entered into an accommodation contract with Dr. Albert Yeung under which the Group provided Dr. Albert Yeung and his associates (including Ms. Luk Siu Man, Semon ("Ms. Semon Luk"), Chairperson and Non-executive Director of the Company and the spouse of Dr. Albert Yeung) the exclusive right to use and occupy a property of the Group as rent-free quarter (including related expenses in relation to the usage of the property) as his emolument for his services as a consultant of the Group. The market rental values and the related expenses of the quarter for the Period was approximately HK\$5,133,000 (2013: HK\$4,626,000).

- (d) On 13 September 2013, the Group entered into a sale and purchase agreement with Mr. Gilbert Yeung, being one of the eligible beneficiaries of the AY Trust, to dispose of a yacht and the related accessories at a consideration of HK\$11,000,000. The transaction was completed on 13 September 2013.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

14. RELATED PARTY TRANSACTIONS (continued)

(e) Amounts due to related parties

	As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
Amounts due to non-controlling interests of subsidiaries	168,570	188,566
Amount due to a related company	3,345,552	3,465,958

Related companies are companies controlled by a Director of the Company or companies indirectly controlled by AY Holdings which is held by STC International being the trustee of the AY Trust (Dr. Albert Yeung is the founder of the AY Trust and a deemed substantial shareholder of the Company).

15. PLEDGE OF ASSETS

Certain assets of the Group were pledged to banks to secure banking facilities granted to the Group. The carrying values of these assets at the end of the reporting period were as follows:

	As at 30 September 2014 (unaudited) HK\$'000	31 March 2014 (audited) HK\$'000
Bank deposits	2,114,032	2,414,080
Investment properties	30,012,660	26,949,330
Properties under development for sale	2,206,649	1,736,234
Buildings, including relevant leasehold land in Hong Kong	78,153	79,259
Hotel properties and hotel properties under construction, including relevant leasehold land in Hong Kong	2,695,198	2,306,294
Prepaid lease payments	653,929	301,279
Others	59,878	–
	37,820,499	33,786,476

The Group also had a bank deposit of HK\$318,000 (2013: HK\$316,000) pledged to a bank to secure for the use of ferry ticket equipment provided by a third party to the Group.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

16. EVENT AFTER REPORTING PERIOD

- (a) As announced by the Company on 3 October 2014, Assets Pro Holdings Limited, an indirectly wholly owned subsidiary of the Company, entered into a sale and purchase agreement on the same date with an independent third party to acquire an investment property located at 45-51 Kwok Shui Road, Kwai Chung, New Territories, Hong Kong at a cash consideration of HK\$418,000,000 through the acquisition of Fine Gene Company Limited, the registered and beneficial owner of the property. Pursuant to such agreement, the transaction shall be completed on 2 January 2015.
- (b) As announced by the Company on 10 October 2014, New Headland Investments Limited, an indirectly wholly owned subsidiary of the Company, entered into a sale and purchase agreement on the same date with an independent third party to acquire an investment property located at 81-85 Lockhart Road, Wanchai, Hong Kong at a cash consideration of HK\$818,888,000 through the acquisition of Bondwell Limited, the registered and beneficial owner of the property. Pursuant to such agreement, the transaction shall be completed on 18 December 2014.
- (c) As announced by the Company on 24 November 2014, Shineon Investments Limited, an indirectly wholly owned subsidiary of the Company, entered into an agreement on the same date with an independent third party to acquire an investment property located at 181-183 Oxford Street, London, W1D 2JT, United Kingdom at a cash consideration of GBP35,000,000 (equivalent to HK\$425,303,000). Pursuant to such agreement, the transaction was completed on 24 November 2014.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2014

17. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial liabilities are measured at fair value on a recurring basis.

Some of the Group's financial liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial liabilities are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

Financial liabilities	Fair value as at		Fair value hierarchy	Valuation techniques and key inputs
	30 September 2014 HK\$'000	31 March 2014 HK\$'000		
(i) Foreign currency forward contracts	9,785	9,831	Level 2	Discounted cash flow: Future cashflows are estimated based on forward foreign currency rates (from observable yield curves at the end of the reporting period) and contract foreign currency rates, discounted at a rate that reflects the credit risk of various counterparties.
(ii) Interest rate swap contract	11,319	13,806	Level 2	Discounted cash flow: Future cashflows are estimated based on forward interest rates (from observable yield curves at the end of the reporting period) and contract interest rates, discounted at a rate that reflects the credit risk of various counterparties.

There were no transfers between Level 1 to 3 during the period ended 30 September 2014 and year ended 31 March 2014.

The Directors of the Group consider that the carrying amounts of other financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 30 September 2014, the following Directors and chief executives of the Company had or were deemed or taken to have interests and short positions in the following shares, underlying shares and debentures of the Company and its associated corporation(s) (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) as recorded in the register maintained by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") of the Listing Rules:

(A) LONG POSITIONS INTERESTS IN THE COMPANY

(i) Ordinary shares of HK\$0.01 each of the Company (the "Shares")

Name of Director	Capacity/ Nature of interests	Number of issued Shares held	Approximate % holding
Ms. Semon Luk	Interest of spouse	2,747,610,489 (Note 1)	74.83%
Ms. Fan Man Seung, Vanessa ("Ms. Vanessa Fan")	Beneficial owner	5,000,000	0.14%

(ii) Share options

Name of Director	Capacity/ Nature of interests	Number of underlying Shares held	Approximate % holding
Mr. Wong Chi Fai	Beneficial owner	10,769,475 (Note 2)	0.29%
Ms. Vanessa Fan	Beneficial owner	5,769,475 (Note 2)	0.16%

Notes:

- These Shares were held by Emperor International Group Holdings Limited ("Emperor International Group Holdings"), a wholly-owned subsidiary of AY Holdings. AY Holdings is held by STC International, being the trustee of the AY Trust, a discretionary trust set up by Dr. Albert Yeung. Dr. Albert Yeung, as founder of the AY Trust, had deemed interests in the said Shares held by Emperor International Group Holdings. By virtue of being the spouse of Dr. Albert Yeung, Ms. Semon Luk also had deemed interests in the same Shares.
- These share options were granted to the Directors under the share option scheme of the Company adopted on 9 September 2003.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SECURITIES

(B) LONG POSITIONS INTERESTS IN ASSOCIATED CORPORATIONS

Ordinary shares

Name of Director	Name of associated corporation	Capacity/ Nature of interests	Number of issued ordinary shares held	Approximate % holding
Ms. Semon Luk	Emperor E Hotel	Interest of spouse	815,752,845 (Note)	62.63%
	Emperor Watch & Jewellery Limited ("Emperor W&J")	Interest of spouse	3,617,860,000 (Note)	52.57%
	Emperor Capital Group Limited ("Emperor Capital Group")	Interest of spouse	1,773,516,907 (Note)	67.38%
	New Media Group Holdings Limited ("New Media Group")	Interest of spouse	647,950,000 (Note)	74.99%

Note:

Emperor E Hotel, Emperor W&J, Emperor Capital Group and New Media Group are companies with their shares listed on the Stock Exchange. These respective shares were ultimately owned by AY Holdings which is in turn held by STC International, being the trustee of the AY Trust. Dr. Albert Yeung, as founder of the AY Trust, had deemed interests in these shares. By virtue of being the spouse of Dr. Albert Yeung, Ms. Semon Luk, a Director of the Company, also had deemed interests in the same shares.

Save as disclosed above, as at 30 September 2014, none of the Directors nor chief executives of the Company had any interests or short positions in any Shares, underlying Shares and debentures of the Company or any of its associated corporation(s) (within the meaning of Part XV of the SFO).

OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 30 September 2014, so far as is known to any Directors or chief executives of the Company, the following persons or corporations (other than a Director or a chief executive of the Company) who had, or were deemed or taken to have interests and short positions in the Shares or underlying Shares as recorded in the register required to be kept under Section 336 of the SFO or as otherwise notified to the Company were as follows:

LONG POSITIONS IN SHARES OF THE COMPANY

Name of shareholder	Capacity/ Nature of interests	Number of Shares/ underlying Shares held	Approximate % holding
AY Holdings	Interest in a controlled corporation	2,747,610,489	74.83%
STC International	Trustee of the AY Trust	2,747,610,489	74.83%
Dr. Albert Yeung	Founder of the AY Trust	2,747,610,489	74.83%

Note: These Shares were the same shares as those held by Ms. Semon Luk set out under Section (A) (i) of "Directors' and Chief Executives' Interests and Short Positions in Securities" above.

All interests stated above represent long position. As at 30 September 2014, no short positions were recorded in the SFO register of the Company.

Save as disclosed above, as at 30 September 2014, the Directors or chief executives of the Company were not aware of any other persons or corporation (other than the Directors and chief executives of the Company) who had, or were deemed or taken to have, any interests or short positions in Shares or underlying Shares as recorded in the register required to be kept under Section 336 of the SFO or as otherwise notified to the Company.

SHARE OPTIONS AND OTHER INFORMATION

SHARE OPTIONS

The share option scheme adopted by the Company on 9 September 2003 ("Old Share Option Scheme") has lapsed automatically in 2013 upon the expiry of the 10-year period. Following the expiry of the Old Share Option Scheme, no further share options can be granted thereunder but outstanding share options granted under the Old Share Option Scheme shall continue to be valid and exercisable.

In order to ensure the continuity of a share option scheme for the Company to provide incentives or rewards to participants including the Directors and eligible employees of the Group, the shareholders of the Company passed an ordinary resolution at the annual general meeting of the Company held on 8 August 2013 to approve the adoption of a new share option scheme. No share options were granted thereunder.

Details of outstanding share options under the Old Share Option Scheme and their movements during the Period are set out below:

Name of grantee	Date of grant	Exercise period	Exercise price per share (adjusted) (HK\$)	Number of share options		
				Outstanding as at 1 April 2014	Exercised during the Period	Outstanding as at 30 September 2014
Director						
Mr. Wong Chi Fai	11 August 2005	11 August 2005 – 10 August 2015	1.746	10,769,475	–	10,769,475
Ms. Vanessa Fan	11 August 2005	11 August 2005 – 10 August 2015	1.746	5,769,475	–	5,769,475
				16,538,950	–	16,538,950

During the Period, no options were granted, exercised, lapsed nor cancelled under the Old Share Option Scheme.

SHARE OPTIONS AND OTHER INFORMATION

CORPORATE GOVERNANCE CODE

The Company has complied throughout the Period with all the provisions of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company had adopted the Model Code as set out in Appendix 10 of the Listing Rules as its own code of conduct regarding Directors' securities transactions. Having made specific enquiry to the Directors, all of them confirmed that they have complied with the required standard of dealings as set out in the Model Code throughout the Period.

REVIEW OF INTERIM REPORT

The condensed consolidated financial statements as set out in this interim report have not been audited nor reviewed by the Company's auditor, Deloitte Touche Tohmatsu, but this report has been reviewed by the audit committee of the Company, which comprises the three Independent Non-executive Directors of the Company.

CHANGES IN INFORMATION OF DIRECTORS

Pursuant to the requirements of Rule 13.51B(1) of the Listing Rules, the changes in Directors' information since the date of the 2013/2014 Annual Report are set out below:

Positions held with a newly established board committee of the Company

Positions	Appointment Date
Mr. Wong Chi Fai – Chairman of Executive Committee	22 October 2014
Mr. Vanessa Fan – Member of Executive Committee	22 October 2014
Mr. Cheung Ping Keung – Member of Executive Committee	22 October 2014

Save as disclosed above, the Company is not aware of other changes in the Directors' information which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

SHARE OPTIONS AND OTHER INFORMATION

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

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

Hong Kong, 25 November 2014

As at the date hereof, the Board comprises:

<i>Non-Executive Director:</i>	Ms. Luk Siu Man, Semon
<i>Executive Directors:</i>	Mr. Wong Chi Fai Ms. Fan Man Seung, Vanessa Mr. Cheung Ping Keung
<i>Independent Non-Executive Directors:</i>	Mr. Liu Hing Hung Ms. Cheng Ka Yu Mr. Wong Tak Ming, Gary

This Interim Report (in both English and Chinese versions) is available to any shareholder either in printed form or on the Company's website (<http://www.EmperorInt.com>). In order to protect the environment, the Company highly recommends the shareholders to elect to receive electronic copy of this interim report. Upon written request, a free printed version of Corporate Communication will be sent to shareholders who have elected to receive electronic copies but for any reason have difficulty in receiving or gaining access to any Corporate Communication through the Company's website. Shareholders may have the right to change their choice of receipt of our future Corporate Communications at any time by reasonable notice in writing to the Company or the Company's Hong Kong Branch Share Registrar, Tricor Secretaries Limited, by post at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong or by email at is-enquiries@hk.tricorglobal.com.