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英皇國際集團有限公司
Emperor International Holdings Limited

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

SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO CHANGE OF AUDITOR

Reference is made to the announcement of Emperor International Holdings Limited (“**Company**”) dated 10 April 2026 in relation to the change of auditor (“**Announcement**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

As disclosed in the Announcement, Deloitte resigned as the auditor of the Company with effect from 10 April 2026, and GT was appointed as the new auditor of the Company to fill the casual vacancy. The Company would like to provide the following supplementary information in relation to the change of auditor.

THE CHRONOLOGY OF EVENTS IN RELATION TO THE CHANGE OF AUDITOR

In November 2025, discussions were made between Deloitte and the Company in respect of the audit of the consolidated financial statements of the Group for the year ended 31 March 2026, during which Deloitte verbally indicated that the audit fee would be reviewed and adjusted upward back to the level of a couple of years before. The Company is of the view that its business operation scope has changed as compared with that in a couple of years before, and therefore such indicated fee was not acceptable. Nevertheless, in February 2026, Deloitte formally submitted to the Company a written fee proposal by email, setting out a proposed audit fee of HK\$4.5 million.

Between November 2025 and March 2026, as part of the Group’s cost-effective measure, the Company also obtained audit proposals from other professional accounting firms. After collating and reviewing all audit proposals, including their proposed audit plan, timetable, staffing arrangement, independence and competence, the Company did not accept the audit fee proposed by Deloitte. Following discussions between the Company and Deloitte, Deloitte was aware that the Company was considering to appoint another auditor for the audit and, therefore, decided to resign as the auditor of the Company with effect from 10 April 2026.

On 10 April 2026, Deloitte tendered its resignation letter to the Company and provided its clearance letter addressed to GT. The Board, after due consideration and with the recommendation of the Audit Committee, has resolved to appoint GT as the auditor of the Company to fill the casual vacancy. The Audit Committee, after having discussion with Deloitte, was satisfied that all underlying reasons leading to the resignation of Deloitte have been disclosed in the Announcement.

KEY CONSIDERATIONS OF THE AUDIT COMMITTEE

Major factors underlying differences between Deloitte and GT audit fees

The Audit Committee has carefully considered the difference between the audit fee of approximately HK\$4.5 million proposed by Deloitte and the fee of HK\$2.8 million proposed by GT for the audit of the consolidated financial statements of the Group for the year ended 31 March 2026, representing a reduction of approximately 37.7%.

The Audit Committee noted that Deloitte's proposed fee of HK\$4.5 million is comparable to the fee charged prior to the pandemic. The Audit Committee was of the view that Deloitte's fee did not take into account the significant changes in both the general business environment and the Group's operations in recent years. In this regard, the Audit Committee made reference to Deloitte's audit fee for the year ended 31 March 2025 as a more appropriate and recent basis for comparison as it better reflected the Group's latest business operations. On this basis, having regard to the audit fee charged for a comparable scope of work in the preceding financial year, the Audit Committee is of the view that GT's proposed fee of HK\$2.8 million for the audit of the consolidated financial statement of the Group for the year ended 31 March 2026 is self-explanatory as to its commensurability with the current audit scope.

Pursuant to paragraph 2.3.8 of the Guidelines for Effective Audit Committees ("**Guide**") issued by the Accounting and Financial Reporting Council ("**AFRC**"), the Audit Committee has obtained from GT a breakdown of its proposed audit fees and compared the same against the historical audit fees charged by Deloitte. GT's proposed audit fee of HK\$2,800,000 in aggregate is broken down by business segment as follows: HK\$2,240,000 attributable to the leasing of properties segment and HK\$560,000 attributable to the properties development segment. As GT will not engage any component auditor, no breakdown of fees by geographical location is applicable. The proposed audit engagement will be conducted by a dedicated team of at least 15 members, committing over 3,500 budget audit hours in aggregate.

The Audit Committee further noted that there are no significant differences between the two firms in terms of their respective audit plans, personnel deployment and the use of specialists. In particular, the Audit Committee noted that (i) there is no material reduction in audit scope under respective proposed engagements; (ii) the proposed audit approach remains risk-based and addresses the Group's principal audit matters and key audit areas; (iii) the Group's operations, organisational structure and risk profile have remained stable, with no material increase in complexity, no significant acquisitions, disposals or restructurings, and no complex transactions undertaken during the year ended 31 March 2026; and (iv) both Deloitte and GT will not engage component auditor in regarding the geographical location of the Group's business location.

The Audit Committee further considered that the difference in audit quotations among professional firms do not necessarily reflect differences in audit scope or quality. Rather, such differences could be attributable to a variety of firm-specific commercial factors, including the scale and composition of their engagement teams, the firm's operating model and internal cost structure. Prevailing market conditions and each firm's individual business and marketing strategy may further account for variations in fee levels.

Accordingly, a difference in quoted fees between two firms is not, of itself, an indication of any compromise in the scope or quality of the audit work to be performed, particularly where the underlying audit scope is broadly comparable.

Audit Committee's assessment on GT

The Audit Committee has considered section 2, particularly paragraph 2.2.4, of the Guide and is satisfied that the GT is independent, competent and capable to perform high quality audits upon the consideration as set out in the Guide.

(a) Governance and leadership

The Audit Committee has reviewed GT's organisational structure and relevant policies in quality management regarding governance and leadership. As part of its Internal Quality Review Programme, GT assesses the compliance to the requirements of Hong Kong Standard on Quality Management 1 ("**HKSQM 1**") issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") on an annual basis. The proposed engagement team includes an engagement quality control reviewer to oversee the engagement quality control reviews carried out by GT in relation to the engagement. The Audit Committee is satisfied that appropriate governance and leadership are in place to support audit quality.

(b) Compliance and relevant ethical requirements

GT confirmed that it has established and adopted the policies and procedures regarding its quality management, including the compliance of relevant ethical requirements. GT has adopted global independence policies and procedures which are based on the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants, tailored to meet local requirements. In respect of independence, GT adopts strict internal policies and procedures in accordance with the Code of Ethics for Professional Accountants issued by HKICPA. Having discussed with GT in respect of its independence and considered to above, the Audit Committee is satisfied that GT complies with relevant ethical requirements and is independent in relation to the audit engagement.

(c) Industry knowledge and technical competence

The Audit Committee has noted that GT is a registered public interest entity auditor registered with the AFRC, with extensive experience in providing audit services to listed companies in Hong Kong. The Audit Committee has reviewed and discussed with GT its proposed audit plan, which sets out the audit coverage, procedures, key engagement team members and timetable, and is satisfied that it is sufficient to perform high-quality audits. GT has incorporated innovative computer applications and data interrogation software into its procedures to identify deficiencies and promote audit efficiency. The engagement team is led by an engagement partner who is a certified public accountant (practising) in Hong Kong and a registered responsible person for public interest entity engagement with AFRC, with extensive experience in providing audit services to listed companies in Hong Kong, supported by specialists in technical areas such as taxation and information technology.

(d) Engagement performance

The Audit Committee has enquired into the audit methodology and audit strategy, including the scope, timetable, key audit focus and key engagement team members. Having reviewed its audit

approach and profiles of the engagement partner and allocated team members, including the allocation of over 3,500 budget audit hours, the Audit Committee is satisfied that the audit engagement team has sufficient resources, expertise and time to perform high-quality audits.

(e) Communication and interaction with the Audit Committee

GT has confirmed that a comprehensive communication policy is in place to ensure effective two-way discussion of significant financial reporting and auditing matters in a timely manner. In addition, private meetings will be held with GT throughout the audit process, in the absence of management, to review key issues and allows GT to provide candid and confidential comments to the Audit Committee thereon.

(f) Monitoring process

The Audit Committee has noted that GT shall conduct an Internal Quality Review Programme on an annual basis, which assesses the compliance of HKSQM 1 covering areas such as risk assessment process, governance and leadership, ethical requirements and engagement performance. In addition, GT is subject to AFRC inspection at least once in a three-year cycle covering system of quality management and audit engagement files. The Audit Committee has also conducted public search on the websites of the relevant authorities and noted that, on 3 March 2026, the AFRC issued a public reprimand to GT for widespread breaches of the 60-day archive requirement. In considering the appointment of GT as the Company's auditor, the Audit Committee reviewed the breaches, including the underlying factual background, nature and the disciplinary action imposed. Given the fact that the breaches were related to the timing of archiving audit documentations rather than actual audit process and GT has performed remediation work including the development and implementation of a monitoring system, the Audit Committee is satisfied that the breaches will not compromise the quality of the Company's audit.

THE AUDIT PLANNING AND TIMETABLE OF GT FOR THE AUDIT

GT will perform the audit of the consolidated financial statements of the Group for the year ended 31 March 2026 in accordance with HKFRS Accounting Standards and in compliance with the Listing Rules. GT adopts a risk-based audit approach and the audit will be conducted in accordance with the below methodology and phases:

1. Planning

GT will obtain an understanding of the Group's operations, control environment, accounting systems and financial reporting system. An agreed timetable for service delivery will be established. Detail of which are set out below.

2. Assessing risk

GT will analyse the Group's financial reports and other relevant information. Through communication and discussion with management, GT will assess the risks of material misstatement in the financial statements and formulate appropriate audit responses.

3. Design and development of audit procedure

Based on the results of the risk assessment, GT will design and develop tailored audit procedures for each financial cycle.

4. Execution of audit procedures

GT will execute the planned audit procedures, including substantive audit procedures on each financial cycle. Where reliance is placed on the Group's internal control systems, tests of controls will also be performed to assess their effectiveness and reliability.

5. Concluding and reporting

GT will consolidate the work performed across the audit team to ensure the delivery of a high-quality audit, and will issue reports based on the audit results.

GT proposed to carry out the audit work between April and June 2026. Set out below is the related audit timetable:

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|-----------------------------|--|
| Early April 2026: | <ul style="list-style-type: none">• Audit planning meeting with the Audit Committee and the management of the Group |
| Mid-April to mid-June 2026: | <ul style="list-style-type: none">• Perform audit field work |
| June 2026: | <ul style="list-style-type: none">• Communicate audit findings with the Audit Committee and the management of the Group• Finalise the annual results announcement |

GT has confirmed its commitment to fulfilling the proposed audit timetable while maintaining audit quality, by allocating sufficient resources efficiently and ensuring the direct involvement of senior engagement personnel in audit planning, supervision and review, having regard to the nature, scope and complexity of the Group's businesses. GT has provided their time budgets and estimated hours for the engagement and is committed to deploying an experienced team comprising at least 15 members, comprising one engagement partner, one engagement quality control review partner, one tax director, one IT audit director and a dedicated audit team.

Having regard to the foregoing, the Audit Committee is satisfied that that the proposed audit strategy, audit plan and timetable are reasonable and adequate for the GT to complete all necessary audit procedures without compromising audit quality, and that GT's committed resources are sufficient to support the audit engagement.

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

Hong Kong, 13 May 2026

As at the date of this announcement, the Board comprises:

Non-executive Director: Ms. Luk Siu Man, Semon (*Chairperson*)

Executive Directors: Mr. Yeung Ching Loong, Alexander (*Vice Chairman*)
Ms. Fan Man Seung, Vanessa

Independent Non-executive Directors: Mr. Chu Kar Wing
Mr. Poon Yan Wai
Ms. Kwan Shin Luen, Susanna