

**[For Immediate Release]**



**AGILE PROPERTY HOLDINGS LIMITED**

雅居樂地產控股有限公司

Agile Announces Annual Results 2007

Turnover and Profit Attributable to Shareholders Increased by 54.5%  
and 69.3% respectively

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**Achieved Regional Diversification  
with Successful Entry into Six Major Regions**

**Financial Highlights**

	For the year ended 31 Dec		
RMB Million	2007	2006	Growth
Turnover	<b>10,312</b>	6,675	54.5%
Gross Profit	<b>5,207</b>	2,857	82.3%
Profit attributable to shareholders	<b>2,103</b>	1,242	69.3%
Earnings per share (RMB)	<b>0.561</b>	0.355	58.0%
Final dividend per share (HK cents)	<b>15.3</b>	7.0	118.6%

(18 April 2008 – Hong Kong) Agile Property Holdings Limited (“Agile” or the “Group”; stock code: 3383), one of the leading property developers of large-scale projects in the PRC, announced today its annual results for the year ended 31 December 2007.

During the year under review, the Group’s turnover amounted to RMB10,312 million, representing an increase of approximately 54.5%. Profit attributable to shareholders increased 69.3% to RMB2,103 million. Earnings per share were RMB0.561, surged by 58.0% over that of the previous year. The Board proposed to declare a final dividend of HK15.3 cents per share. Taking into account the interim dividend of HK5.5 cents, total dividend for the year was HK 20.8 cents, representing a 73.3% increase over last year so as to reward the support of its shareholders.

For the year ended 31 December 2007, the Group’s completed gross floor area (“GFA”) was 1,530,000 sq. m., the GFA for recognized sales was approximately 1,410,000 sq. m., and there were 8 new projects launched. During the year under review, both of the Group’s gross profit margin (LAT not accounted for) and net profit margin reached record-high levels of 50.5% and 20.4% respectively.

*18 April 2008/ Page 2*

Commenting on the satisfactory results, Mr. Chen Zhuo Lin, Chairman of Agile, said, "The year 2007 was the fifteenth anniversary of the Group's property development business and marked an important milestone of Agile's business development. During the year, the Group's business attained sustainable rapid growth and recorded outstanding performance, which further enhanced our brand influence nationwide. To further extend our regional diversification in the PRC, the Group has proactively expanded its property development business into 20 cities across six major regions in China, with a total of 51 projects. As at 31 December 2007, the Group's total land bank reached 23.78 million sq.m."

During the year under review, property development business of the Group remained strong. As at 31 December 2007, total GFA under construction of the Group was 3.07 million sq. m., which has increased by 156% as compared with 1.2 million sq. m. by the end of 2006. During the year, the Group extended its geographical coverage from Pearl River Delta Area to six major regions, namely Eastern Guangdong (Huizhou and Heyuan), Yangtze River Delta Region (Shanghai and Nanjing), Western China (Chengdu, Xi'an and Chongqing), Hainan province and others (Shenyang). During the year, 8 new projects were launched in Chengdu, Huizhou, Heyuan, Foshan, etc and received overwhelming market response.

During the year, the Group secured several quality land reserves outside Guangdong Province with a total GFA of approximately 9.48 million sq. m. These newly acquired sites are mainly located in cities and regions including Guangzhou, Zhongshan, Foshan, Shanghai, Nanjing, Shenyang and Hainan province. As at 18 April, 2008, the Group has a land bank with a total GFA expanded to 28.43 million sq.m, laying a solid foundation for the Group's sustained development in the coming 8 years.

Property management, as the basis of after-sale service and brand image elevation, has always been paid the Group's high level of attention to. During the year, La Cite Greenville Project won "Outstanding Awards for Global Living Environment in 2007"; Property management service of Nanhai Majestic Garden was granted "Property Management Model Community of Foshan City in 2007" and "Green Model Unit of Nanhai of Foshan City"; Zhongshan Agile Property Management Services Co., Ltd was awarded "Youth Civilized Unit" in Zhongshan City. The numerous awards won by the Group demonstrated that the first-in-class professional property management service of Agile in the community has earned widespread recognitions from the community and in turn further enhanced the popularity of the brand name of the Group. During the year, turnover from property management business was RMB165 million, with 6.50 million sq. m. of GFA of property under management, receiving a customer-satisfaction rate of over 90%.

*18 April 2008/ Page 3*

During the year, in order to set the scene for sustainable and stable growth for the business in the future and increase source for revenue, the Group expands its investment property business, which has entered a constructive phase and enhanced the Group's property portfolio. Guangzhou Agile Hotel and Foshan Agile Hotel commenced operations in October 2007 and April 2008 respectively, housing a total of 331 guest rooms and are running smoothly. Besides, there are 7 hotels in Hainan under planning, 2 of which will be launched in 2010. The hotels in Huizhou and Shanghai, Grade A commercial building, Zhujiang New City of Guangzhou and Zhongshan will be completed and commenced operation by 2010.

Agile continued to persevere with its prudent financial strategies. Capitalizing on the environment of capital market, the Group adopts a flexible fund raising strategy to enhance its debt structure and reduce financing risk. In June 2007, the Group signed an agreement with a group of 16 international and domestic banks in connection with a dual currency revolving credit facility equivalent to US\$200 million. The success of financing exercise proved that the Group was able to use different financial instruments to raise funds from the capital market for supporting its long-term development.

Mr. Chen concluded, "We believe that China property market will maintain a sustainable healthy and stable growth after the PRC Government implemented a series of macro-economic measures, aiming to cool down the overheated property sector. China property industry has shown a new facet and the market principle of 'Survival of the Best' will provide favorable operating environment for large property developers with extensive geographic coverage, quality products and comprehensive after-sale services. In addition, the continuous increase of people's spending power and improvement of people's livelihood will further stimulate the demand and in turn accelerate the growth of China property industry.

Capitalize on its competitive advantages, the Group will continue to leverage on its meticulous project management capability and diversified business and product portfolio; by adopting its flexible yet prudent financial strategy while maintaining a high standards of corporate governance and strong vigilances on social responsibilities and environmental protection, Agile is committed to become the most capable China property developer. While focusing on property development business, the Group will also participate and expand its property development business for generating stable income in the future and continue to bring fruitful returns to our shareholders and customers."

**Background:**

Agile Property Holdings Limited is listed on the Main Board of the Stock Exchange of Hong Kong Limited (Stock Code: 3383). Currently, the Group owns a diversified portfolio of 51 projects in 20 cities and communities all over China such as Guangzhou, Zhongshan, Foshan, Enping, Heyuan, Huizhou, Shanghai, Nanjing, Chengdu, Xi'an, Chongqing, Shenyang and Hainan etc. As at 18 April 2008, the Group has a land bank with a total GFA of over 28.43 million sq. m. (including both lands with titles and lands with contractual interests).

Agile Property Holdings Limited is one of the leading PRC property developers. The Group is a constituent of the Morgan Stanley China Index, the Hang Seng Composite Index, and the Hang Seng Freefloat Composite Index.

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