

雅居樂地產控股有限公司
AGILE PROPERTY HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)
Stock code : 3383



2007 Annual Highlights

15年
Anniversary

遠見、心建、Develop our future with
vision and enthusiasm 共建未來



2007 Annual Highlights

Operation highlights

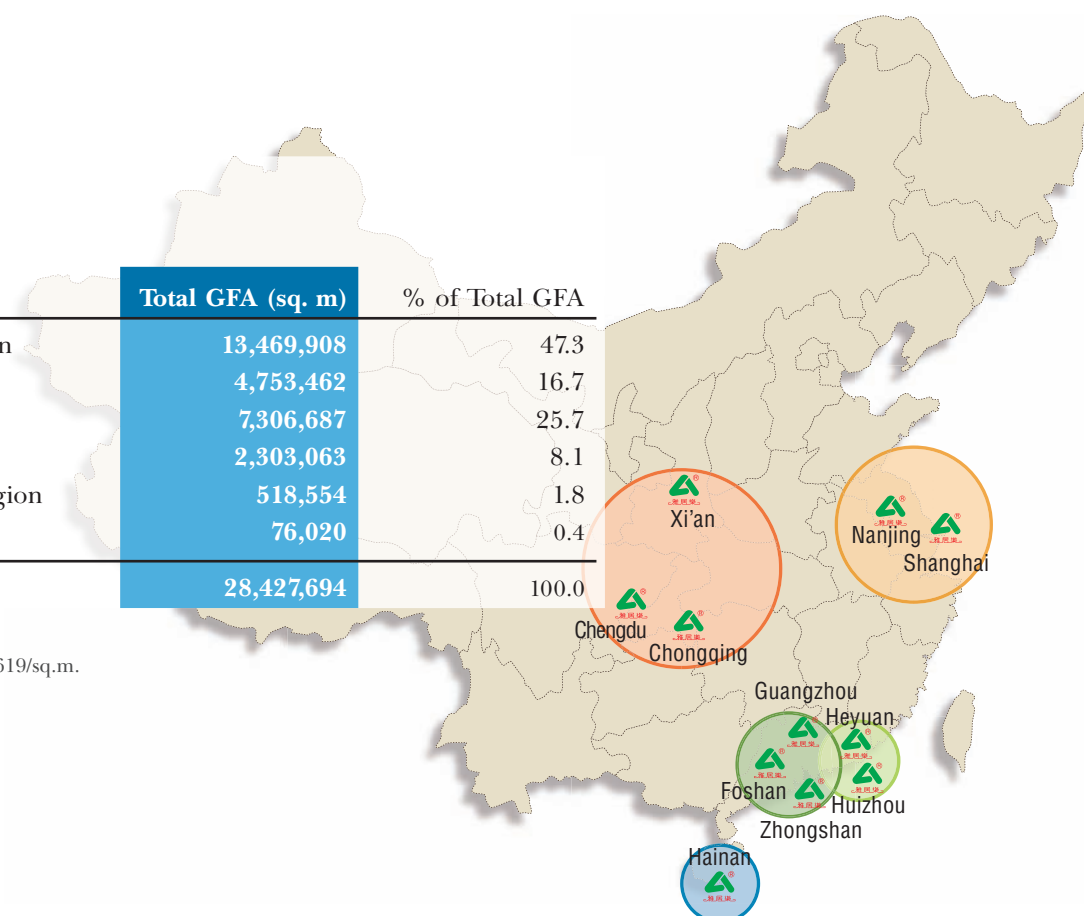
- 22 projects were available for sale in total, of which 8 are new projects located in Chengdu, Foshan, Huizhou and Heyuan etc. The completed GFA was 1.53 million sq.m. and the GFA for recognized sales was 1.41 million sq.m.
- Phase I of villa series of Chengdu Agile Garden was launched successfully and the apartment series would be launched on 18 April 2008
- As at 31 December 2007, Agile has RMB 3.95 billion cash and undrawn borrowing facilities was RMB1.68 billion, reflecting a strong financial position
- Purchased new land of 9.48 million sq.m. in Nanjing, Hainan, Shanghai, Shunde, Enping, Chongqing and Shenyang at an average land cost of RMB 929 per sq.m.
- The currently owned 51 projects spanned across 20 cities in 6 regions. The total land bank reached 28.43 million sq.m. as at 18 April 2008, which is adequate for sustained development in the coming 8 years. The average land cost was merely RMB 619 per sq.m., securing a remarkable profit in the future
- Guangzhou Agile Hotel and Foshan Agile Hotel were newly opened. There are a total of 331 rooms, equipped with various types of multi-functional ballroom and meeting room, business centre, restaurants and other ancillary facilities

Land bank

as at 18 April 2008

Location	Total GFA (sq. m)	% of Total GFA
Pearl River Delta region	13,469,908	47.3
Eastern Guangdong	4,753,462	16.7
Hainan Province	7,306,687	25.7
Western China	2,303,063	8.1
Yangtze River Delta region	518,554	1.8
Other areas	76,020	0.4
Total	28,427,694	100.0

Average land cost (GFA): RMB619/sq.m.



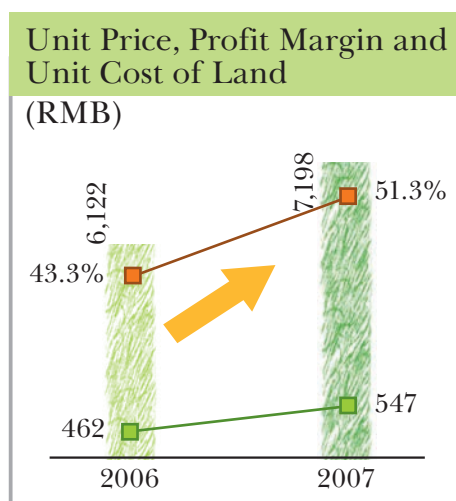
Agile has become China's most capable property developer by

- Meticulous project management capability
- Comprehensive range of products and services
- Flexible yet prudent financial management
- Stringent corporate governance standards
- Strong vigilance on social responsibility and environmental protection

Financial highlights

RMB	The year ended 31 December		
	2007	2006	Changes
Turnover (100 million)	103.1	66.8	54%
Gross profit (100 million)	52.1	28.6	82%
Profit margin (%)	50.5%	42.8%	+7.7 percentage points
Net profit (100 million)	21.1	12.5	69%
Net profit attributable to shareholders of the Company	21.0	12.4	69%
Net profit margin (%)	20.5%	18.6%	+1.9 percentage points
Earnings per share	0.561	0.355	58%
Dividend per share for the year (HK cents)	20.8	12	73%
Dividend yield (%)	35	35	

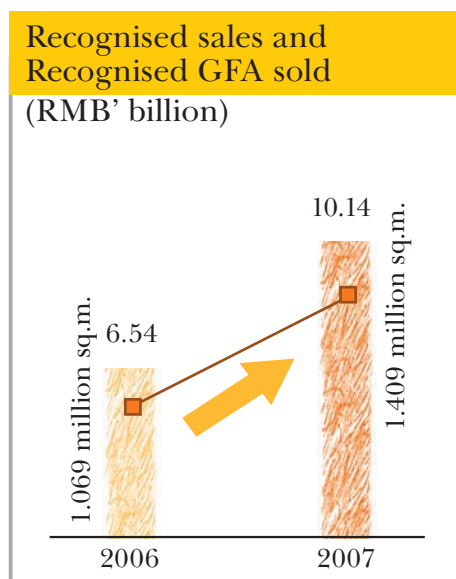
■ Unit cost
 ■ Unit cost of land
 ■ Profit margin



Balance sheet highlights

RMB	As at 31 December		
	2007	2006	Changes
Total assets (100 million)	287.1	174.8	64.2%
Cash and cash equivalents (100 million)	25.8	52.0	(50.3%)
Short-term loans (100 million)	13.8	6.5	112.3%
Long-term loans (100 million)	66.5	47.1	41.2%
Total equity (100 million)	90.3	73.8	22.4%
Return on equity (ROE)	23.3%	21.7%	+1.6 percentage points
Total borrowings/EBITDA (times)	1.8	2.8	
Total borrowings/total assets	27.9%	30.7%	
Net debt/total equity	60.2%	2.3%	
Interest coverage ratio (times)	8.6	10.5	

■ Recognised Sales
 ■ Recognised GFA Sold



“Vision”

Agile focuses on the healthy, stable and sustainable development of the corporate and regards the long-term benefits of clients as the ultimate concern, thus making every effort to satisfy clients' needs for quality life.

“Enthusiasm”

Agile values the contribution by each of our staff members and cooperate with every partner for business development in a sincere manner, with a view to building a dream home for each client.

“Develop our future”

Agile shoulders social responsibilities and creates a “harmonious community” with various sectors of society, thus making the dream future comes true for everyone.

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