渝太地產集團有限公司*
Y. T. REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 75)

2007 Interim Results Announcement

The board of directors of Y. T. Realty Group Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively the "Group") for the six months ended 30 June 2007. The interim results have been reviewed by the audit committee of the Company.

CONDENSED CONSOLIDATED INCOME STATEMENT
For the six months ended 30 June 2007

		Unaudited	
		Six months ended 30 June	
	Notes	**2007**	2006
		HK$'000	*HK$'000*
REVENUE	*2*	**56,487**	46,837
Direct outgoings		**(3,457)**	(1,613)
		53,030	45,224
Other income		**1,128**	2,916
Administrative expenses		**(8,517)**	(10,175)
Finance costs		**(17,495)**	(16,208)
Changes in fair value of investment properties		**120,368**	86,247
Fair value gain of an unlisted share option granted by an associate		**-**	39,485
Impairment loss on other investments		**-**	(350)
Share of results of an associate		**45,311**	27,659
PROFIT BEFORE TAX	*3*	**193,825**	174,798
Tax	*4*	**(24,097)**	(19,058)
PROFIT FOR THE PERIOD ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		**169,728**	155,740
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic	*5*	**HK21.2 cents**	HK19.5 cents

CONDENSED CONSOLIDATED BALANCE SHEET
30 June 2007

	Notes	**30 June 2007 (Unaudited)** *HK$'000*	31 December 2006 (Audited) *HK$'000*
NON-CURRENT ASSETS			
Property, plant and equipment		**1,264**	1,490
Investment properties		**2,246,700**	2,125,050
Interest in an associate		**1,343,239**	1,290,349
Other investments		**879**	879
Total non-current assets		**3,592,082**	3,417,768
CURRENT ASSETS			
Properties held for sale		**1,704**	1,704
Trade receivables	*6*	**1,504**	6,935
Other receivables, deposits and prepayments		**8,330**	7,973
Tax recoverable		**-**	867
Cash and bank balances		**29,784**	42,954
Total current assets		**41,322**	60,433
CURRENT LIABILITIES			
Trade payables	*7*	**736**	6,595
Other payables and accrued expenses		**50,794**	59,572
Bank loans, secured		**249,000**	249,000
Tax payable		**459**	-
Total current liabilities		**300,989**	315,167
NET CURRENT LIABILITIES		**(259,667)**	(254,734)
TOTAL ASSETS LESS CURRENT LIABILITIES		**3,332,415**	3,163,034
NON-CURRENT LIABILITIES			
Bank loans, secured		**392,500**	417,000
Deferred tax liabilities		**134,654**	111,883
Total non-current liabilities		**527,154**	528,883
Net assets		**2,805,261**	2,634,151
EQUITY			
Equity attributable to equity holders of the Company			
Issued share capital		**79,956**	79,956
Reserves		**2,725,305**	2,530,208
Proposed final dividend		**-**	23,987
Total equity		**2,805,261**	2,634,151

Notes:

1 Basis of preparation and accounting policies

These unaudited condensed consolidated interim financial statements are prepared in accordance with Hong Kong Accounting Standard ("HKAS") No. 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants. These condensed interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2006.

The basis of preparation and accounting policies used in the preparation of these interim financial statements are consistent with those used in the Group's audited financial statements for the year ended 31 December 2006, except in relation to the new and revised Hong Kong Financial Reporting Standards ("HKFRSs") (which also include HKASs and Interpretations). The Group considers that the adoption of these new and revised HKFRSs will not have significant impact on the Group as at the date of the interim financial statements.

2 Revenue and segment information

The Group is principally engaged in property investment, property trading, provision of property management and related services and investment holding.

Revenue, which is also the Group's turnover, represents the aggregate of gross rental income received and receivable from investment properties and the income from property management and related services.

2 Revenue and segment information *(continued)*

An analysis by principal activity and geographical area of operations of the Group's revenue and results are summarised as follows:

(a) Business segments

	Unaudited Six months ended 30 June				
	Property investment *HK$'000*	**Property trading** *HK$'000*	**Property management and related services** *HK$'000*	**Operation of driver training centres and tunnel operation and management** *HK$'000*	**Consolidated** *HK$'000*
2007					
Segment revenue	**51,066**	**-**	**5,421**	**-**	**56,487**
Segment results	**161,945**	**(5)**	**4,069**	**-**	**166,009**
Finance costs					**(17,495)**
Share of results of an associate				**45,311**	**45,311**
Profit before tax					**193,825**
Tax					**(24,097)**
Profit for the period					**169,728**
2006					
Segment revenue	42,264	-	4,573	-	46,837
Segment results	122,046	-	4,220	-	126,266
Unallocated expenses					(2,404)
Finance costs					(16,208)
Fair value gain of an unlisted share option granted by an associate				39,485	39,485
Share of results of an associate				27,659	27,659
Profit before tax					174,798
Tax					(19,058)
Profit for the period					155,740

There are no sales or other transactions between the business segments.

2 Revenue and segment information *(continued)*

(b) Geographical segments

	Unaudited Six months ended 30 June			
	Segment revenue		Segment results	
	2007	2006	**2007**	2006
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong	**56,487**	46,837	**166,057**	126,651
Mainland China	**-**	-	**(48)**	(385)
	56,487	46,837	**166,009**	126,266

There are no sales between the geographical segments.

3 Profit before tax

The Group's profit before tax is arrived at after charging/(crediting):

	Unaudited Six months ended 30 June	
	2007	2006
	HK$'000	*HK$'000*
Depreciation	**269**	257
Outgoings in respect of other properties	**30**	23
Staff costs (including executive directors' remuneration):		
Wages and salaries	**4,318**	3,862
Pension scheme contributions	**146**	154
	4,464	4,016
Interest expenses	**16,981**	14,778
Interest income	**(620)**	(2,710)

4 Tax

	Unaudited Six months ended 30 June	
	2007	2006
	HK$'000	*HK$'000*
Current - Hong Kong	**1,326**	1,841
Deferred	**22,771**	17,217
Total tax charge for the period	**24,097**	19,058

Hong Kong profits tax has been provided at the rate of 17.5% (2006: 17.5%) on the estimated assessable profits arising in Hong Kong during the period.

5 Earnings per share attributable to ordinary equity holders of the Company

The calculation of basic earnings per share for the period ended 30 June 2007 is based on the profit for the period attributable to ordinary equity holders of the Company of HK$169,728,000 (2006: HK$155,740,000) and the number of 799,557,415 (2006: 799,557,415) ordinary shares in issue during the period.

The diluted earnings per share amount for the periods ended 30 June 2007 and 2006 have not been disclosed as no diluting events existed during the periods.

6 Trade receivables

An aged analysis of the trade receivables at the balance sheet date is as follows:

	30 June 2007 (Unaudited)	31 December 2006 (Audited)
	HK$'000	*HK$'000*
0 - 30 days	**651**	6,066
31 - 60 days	**2**	665
Over 60 days	**851**	204
	1,504	6,935

The trade receivables primarily include rental receivables and property management and related services receivables which are normally due on the first day of each month and due within a 30-day period, respectively. The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk.

7 Trade payables

An aged analysis of the trade payables at the balance sheet date is as follows:

	30 June 2007 (Unaudited)	31 December 2006 (Audited)
	HK$'000	*HK$'000*
0 - 30 days	**736**	6,141
31 - 60 days	**-**	454
	736	6,595

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

The Group's consolidated profit after taxation for the first six months of 2007 was HK$169.7 million which is 9.0% higher than the results of the corresponding period of 2006. Earnings per share for the first six-month period of 2007 amounted to HK21.2 cents (2006: HK19.5 cents). Excluding the effect of property revaluation and the related deferred taxation for the six months period ended 2007 and 2006, and the fair value gain of an unlisted share option granted by an associated company in the first half of 2006, the profit after taxation for the first half of 2007 was 55.9% better than the corresponding period of last year.

Rental income from investment properties for the half-year ended 30 June 2007 amounted to HK$51.1 million, up 20.8% from HK$42.3 million for the corresponding period of last year. The economy and market sentiment in Hong Kong continued to improve at healthy pace. The Group's properties recorded satisfactory increase in rental yields and occupancy rates.

During the period under review, Hong Kong was successful in preserving strong fundamentals and maintaining satisfactory economic growth. Financial, real estate, insurance, and accounting sectors all performed remarkably well. On the other hand, tourist arrival which is a main impetus for hotel and retail business recorded modest year-on-year increase with a figure still exceeding an enormous 13 million. Supported by the large amount of visitors and improved market sentiment which was brought about by stock market boom, satisfactory salary increments and bonus distributions for the working population, total retail sales recorded another year of solid performance. Against this economic backdrop, the Group's properties which are predominantly of retail and commercial nature recorded satisfactory increase in rental rates for renewal and new letting cases during the first six months of 2007. Moreover, occupancy rates of our buildings also climbed up to about 95%.

We ascribe such satisfactory leasing results to favourable location of the Group's properties as well as high quality tenancy and building management services provided by our highly trained staff in conformity with internationally recognised standard. Pro-active marketing efforts also contributed to the success in attracting a number of quality new tenants to our buildings, including the leading and innovative hair salon "Rever".

During the period under review, the Group's investment property portfolio was independently valued at the end of the period resulting in a revaluation surplus of HK$120.4 million. The revaluation surplus and the corresponding deferred tax arising from the revaluation of the Group's investment properties were reported in the income statement.

The Group's share of profit after taxation from the associated company, The Cross-Harbour (Holdings) Limited ("Cross-Harbour"), for the period was HK$45.3 million (2006: HK$27.7 million), an increase of 63.8% from last period. The substantial increase in profit contribution from Cross-Harbour was attributed to the profit growth of Cross-Harbour and the Group's increased shareholding in Cross-Harbour since last May. Cross-Harbour is listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and it is engaged in investment and management of tunnels, motoring schools and highway and tunnel toll system.

Prospects

The Group maintains a high degree of optimism on the economic development of the Hong Kong SAR. We are confident that Hong Kong will continue to be prosperous by strengthening the knowledge base economy and by and large, there is a steady growing trend of adopting information technology in business and general community.

In the financial market in particular, the subprime mortgage market in the United States has created turmoil and uncertainty for the global financial markets recently. Its impact is far-reaching. It is anticipated that it may cause downward interest rate movement both inside and outside of the United States in order to ease the credit crisis.

Over the past few years, as a result of adopting prudent fiscal management approach by the Government, Hong Kong has strengthened a lot its financial position. Its growing fiscal reserve can help withstand any potential market shocks. Just recently, Hong Kong's financial status has been further upgraded by major international credit rating agencies.

The Chinese government has just announced in August this year to further relax its foreign investment policy to allow more Mainland investors to directly invest in the equity markets outside of the Mainland. It is expected that the stock market of Hong Kong will benefit from such policy. Hong Kong is now the sixth largest stock market in the world, whose value has increased by four times since 1997. With the additional investments from the Mainland investors, it will further solidify Hong Kong as one of the most important financial centres in the world.

In the years ahead, it is expected that infrastructural links between Hong Kong SAR and the Mainland will be further strengthened to bring economic growth to both places. The Mainland will continue to offer tremendous potential business and investment opportunities to Hong Kong. In recent years certain emerging economies in the Pacific region also provide favorable investment opportunities. While it is expected that the Group's core property investment in Hong Kong will yield stable return in the coming years, the Group will position itself to capture the tremendous potential arising from not only the Mainland markets but those emerging economies in Southeast Asia, such as Vietnam and Malaysia.

Financing and Liquidity

The Group's financial expenses for the first six months of the year amounted to HK$17.5 million, up 7.9% from HK$16.2 million for the same period last year.

The gearing ratio, which is calculated as the ratio of net bank borrowings to shareholders' funds, was 21.8% (31 December 2006: 23.7%). As at 30 June 2007, the total bank borrowing has decreased to HK$641.5 million from HK$666.0 million at end of 2006. Certain investment properties with aggregate carrying value of HK$2,235.0 million (31 December 2006: HK$2,117.0 million) were pledged, together with assignment of rental income, to secure loan facilities. Term loan instalments repayable within one year amounted to HK$49.0 million. Revolving bank loan with balance of HK$200.0 million is repayable and renewable within one year.

The following is the maturing profile of the Group's bank borrowings as of 30 June 2007:

Within one year	38.8%
In the second year	8.9%
In the third to fifth years	52.3%
Total	100.0%

As at 30 June 2007, the Group's cash and cash equivalents was HK$29.8 million. With cash, available banking facilities, and recurring rental income, the Group has sufficient resources to meet the foreseeable funding needs for working capital and capital expenditure.

As the Group's borrowings are denominated in Hong Kong dollars and its sources of income are primarily denominated in Hong Kong dollars, there is basically no exposure to foreign exchange rate fluctuations.

Contingent Liabilities

As at 30 June 2007, the Company has executed guarantees totaling HK$1,241.9 million (31 December 2006: HK$1,268.9 million), with respect to banking facilities made available to its subsidiaries, of which HK$641.5 million were utilised (31 December 2006: HK$666.0 million).

Post Balance Sheet Events

On 3 July 2007, a placing agreement ("Agreement") was entered between the Company and Taifook Securities Company Limited (the "Placing Agent") pursuant to which the Placing Agent has conditionally agreed to place a maximum aggregate amount of HK$300 million of zero coupon convertible notes (the "Note"), on a best effort basis, to not less than six independent placees; each partial completion of the placing shall not be less than HK$50 million. The maturity date of the Note is 31 July 2010 and the conversion price is HK$1.9 per conversion share. If the conditions of the Agreement are not fulfilled by the long stop date which is nine months from the date of signing of the Agreement (or such later date as agreed between the Company and the Placing Agent), the Agreement will terminate and neither the Company nor the Placing Agent shall have any claims against each other.

STAFF

As at 30 June 2007, the Group had 32 members of staff. Staff remuneration is reviewed by the Group from time to time. In addition to salaries, the Group provides staff benefits including medical insurance, life insurance, pension scheme and discretionary vocational tuition/training subsidies. Share options and bonuses are also available to employees of the Group at the discretion of the directors and depending upon the financial performance of the Group.

INTERIM DIVIDEND

The directors do not recommend the payment of an interim dividend for the six months ended 30 June 2007 (2006: Nil).

CODE ON CORPORATE GOVERNANCE PRACTICES

The Company endorses good corporate governance practices. Throughout the accounting period covered by the interim report, the Company has met the code provisions of the Code on Corporate Governance Practices (the "CG Code") in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

RULES 3.10 AND 3.21 OF THE LISTING RULES

Subsequent to the period ended, Mr. Wong Wai Kwong, David ("Mr. Wong") resigned as an independent non-executive director and audit committee member of the Company with effect from 26 July 2007 following which, the number and qualifications of independent non-executive directors of the Company failed to meet the requirements under rule 3.10 of the Listing Rules, and the composition of the audit committee of the Company failed to meet the requirement under rule 3.21 of the Listing Rules. With his resignation, Mr. Wong also ceased to be the chairman of the audit committee of the Company.

In order to address the above non-compliance, the board, on 10 September 2007, appointed Mr. Luk Yu King, James as an independent non-executive director and a member and the chairman of the audit committee of the Company to take effect 10 September 2007.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted codes of conduct regarding securities transactions by directors and by relevant employees (within the meaning of the CG Code) on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in Appendix 10 to the Listing Rules.

All directors have confirmed, following specific enquiries by the Company, that throughout the period they have complied with the required standard set out in the Model Code and the Company's code of conduct regarding directors' securities transactions.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any shares in the Company.

On behalf of the board
Wong Chi Keung
Managing Director

Hong Kong, 14 September 2007

As at the date of this announcement, the board of directors of the Company comprises Cheung Chung Kiu, Wong Chi Keung, Yuen Wing Shing and Tung Wai Lan, Iris who are executive directors; Lee Ka Sze, Carmelo who is non-executive director; and Luk Yu King, James, Wong Yat Fai and Ng Kwok Fu who are independent non-executive directors.

** For identification purpose only*