雅居樂

Agile Property Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3383)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2008

HIGHLIGHTS

- The Group's land bank is 31.52 million sq.m. in terms of GFA as at 31 August 2008
- Contracted GFA sold amounted to 851,100 sq.m. as at 31 August 2008
- The Group had entered into an agreement with an institutional investor, to jointly develop Clearwater Bay Hainan into a large comprehensive tourist and resort community at 70% and 30% shareholding interest in the project company respectively. The Group realized a profit from this disposal transaction of RMB4,144.6 million
- Sales amounted to RMB2,343.3 million, representing a decrease of 26.7% as compared to the corresponding period in 2007
- Gross profit amounted to RMB1,116.1 million, representing a decrease of 23.2% as compared to the corresponding period in 2007
- Gross profit margin was 47.6%, representing 2.1 percentage points increase compared with 45.5% in the corresponding period in 2007
- Operating profit amounted to RMB4,777.9 million, including the profit arising from the disposal of 30% equity interest in the Clearwater Bay Hainan Project
- Earnings per share amounted to RMB1.184
- Declared an interim dividend of HK27.1 cents per share

The board of directors (the "Board") of Agile Property Holdings Limited (the "Company") is pleased to present the unaudited results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2008 as follows:

CONDENSED CONSOLIDATED INTERIM INCOME STATEMENT

	Note	Six months ended 30 June	
		2008	2007
		(Unaudited)	(Unaudited)
		RMB'000	*RMB'000*
Sales	2	**2,343,303**	3,196,083
Cost of sales		**(1,227,227)**	(1,742,078)
Gross profit		**1,116,076**	1,454,005
Other gains	3	**4,201,898**	71,075
Selling and marketing costs		**(170,432)**	(100,087)
Administrative expenses		**(329,609)**	(173,519)
Other expenses		**(103,674)**	(3,920)
Exchange gain/(losses), net		**63,682**	(55,596)
Operating profit		**4,777,941**	1,191,958
Finance income/(costs)	4	**14,573**	(31,531)
Profit before income tax		**4,792,514**	1,160,427
Income tax expenses	5	**(358,921)**	(558,855)
Profit for the period		**4,433,593**	601,572
Attributable to:			
Shareholders of the Company		**4,433,125**	598,111
Minority interests		**468**	3,461
		4,433,593	601,572
Basic earnings per share for profit attributable to the shareholders of the Company during the period (expressed in RMB per share)	6	**1.184**	0.160
Dividends		**886,625**	199,007

CONDENSED CONSOLIDATED INTERIM BALANCE SHEET

ASSETS	Note	As at 30 June 2008 (Unaudited) *RMB'000*	As at 31 December 2007 (Audited) *RMB'000*
Non-current assets			
Property, plant and equipment		**148,996**	127,798
Land use rights		**4,865,780**	5,384,418
Intangible assets		**5,652**	3,152
Deferred income tax assets		**57,908**	33,100
		5,078,336	5,548,468
Current assets			
Land use rights		**6,332,825**	3,584,556
Properties under development		**7,135,879**	4,661,599
Completed properties held for sale		**1,963,926**	1,740,137
Prepayments for acquisition of land use rights		**7,007,624**	6,004,034
Prepayments for acquisition of subsidiaries		**189,053**	2,164,771
Trade and other receivables	7	**3,014,890**	1,056,880
Restricted cash		**1,361,520**	1,362,945
Cash and cash equivalents		**2,205,262**	2,582,513
		29,210,979	23,157,435
Total assets		**34,289,315**	28,705,903

CONDENSED CONSOLIDATED INTERIM BALANCE SHEET (CONTINUED)

	Note	As at 30 June 2008 (Unaudited) RMB'000	31 December 2007 (Audited) RMB'000
OWNERS' EQUITY			
Capital and reserves attributable to the shareholders of the Company			
Share capital and premium		**5,102,222**	5,102,222
Other reserves		**684,062**	684,062
Retained earnings			
- Proposed dividend		**886,625**	514,058
- Unappropriated retained earnings		**6,261,055**	2,714,555
		12,933,964	9,014,897
Minority interests		**903,932**	18,808
Total equity		**13,837,896**	9,033,705
LIABILITIES			
Non-current liabilities			
Borrowings		**6,623,870**	6,647,311
Deferred income tax liabilities		**921,707**	833,298
		7,545,577	7,480,609
Current liabilities			
Borrowings		**3,361,857**	1,375,100
Trade and other payables	8	**7,178,203**	8,428,464
Current income tax liabilities		**2,365,782**	2,388,025
		12,905,842	12,191,589
Total liabilities		**20,451,419**	19,672,198
Total equity and liabilities		**34,289,315**	28,705,903
Net current assets		**16,305,137**	10,965,846
Total assets less current liabilities		**21,383,473**	16,514,314

Notes:

1 Basis of preparation and accounting policies

This condensed consolidated interim financial information for the six months ended 30 June 2008 has been prepared in accordance with Hong Kong Accounting Standard 34 ("HKAS 34") "Interim Financial Reporting". The condensed consolidated interim financial information should be read in conjunction with the annual accounts for the year ended 31 December 2007, which have been prepared in accordance with Hong Kong Financial Reporting Standards (the "HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants.

Except as described below, the accounting policies adopted are consistent with those of the annual accounts for the year ended 31 December 2007, as described in those annual accounts.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

(a) *The following new standards, amendments to standards or interpretations are mandatory for the first time for the financial year beginning 1 January 2008 but are not currently relevant to the Group*

- HK(IFRIC) - Int 11, "HKFRS 2 – Group and treasury share transactions";

- HK(IFRIC) - Int 12, "Service concession arrangements"; and

- HK(IFRIC) - Int 14, "HKAS 19 – the limit on a defined benefit asset, minimum funding requirements and their interaction".

(b) *The following new standards, amendments to standards and interpretations have been issued but are not effective for the financial year beginning 1 January 2008 and have not been early adopted*

- HKFRS 8, "Operating segments", effective for annual periods beginning on or after 1 January 2009. HKFRS 8 replaces HKAS 14, "Segment reporting", and requires a "management approach" under which segment information is presented on the same basis as that used for internal reporting purposes. The Group will apply HKFRS 8 from 1 January 2009 but it is not expected to result in substantial impact on the Group's accounting policies;

- HKAS 23 (amendment), "Borrowing costs", effective for annual periods beginning on or after 1 January 2009. This amendment is not relevant to the Group, as the Group currently applies a policy of capitalising borrowing costs;

- HKFRS 2 (amendment), "Share-based payment", effective for annual periods beginning on or after 1 January 2009. The Group will apply HKFRS 2 (amendment) from 1 January 2009, but it is not expected to have any impact on the Group's accounts;

- HKFRS 3 (amendment), "Business combinations" and consequential amendments to HKAS 27, "Consolidated and separate financial statements", HKAS 28, "Investments in associates" and HKAS 31, "Interests in joint ventures", effective prospectively to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 July 2009. The Group will apply HKFRS 3 (amendment) from 1 January 2010;

- HKAS 1 (amendment), "Presentation of financial statements", effective for annual periods beginning on or after 1 January 2009;

- HKAS 32 (amendment), "Financial instruments: presentation", and consequential amendments to HKAS 1, "Presentation of financial statements", effective for annual periods beginning on or after 1 January 2009. This is not relevant to the Group as the Group does not have any puttable instruments; and

- HK(IFRIC) – Int 13, "Customer loyalty programmes", effective for annual periods beginning on or after 1 July 2008. This is not relevant to the Group's operations because none of the Group's companies operate any loyalty programmes.

2 Segment information

The Group is organised into three business segments: property development, property management and decoration service. As less than 10% of the Group's sales, results and assets are attributable to the market outside PRC, no geographical segment data is presented.

The segment assets and liabilities as at 30 June 2008 and 2007, and segment results, capital expenditure for the six months ended 30 June 2008 and 2007 are as follows:

	Property development		**Property management**		**Decoration**		**Elimination**		**Group**	
	2008 ***RMB ’000***	2007 *RMB ’000*	**2008** ***RMB ’000***	2007 *RMB ’000*	**2008** ***RMB ’000***	2007 *RMB ’000*	**2008** ***RMB ’000***	2007 *RMB ’000*	**2008** ***RMB ’000***	2007 *RMB ’000*
Gross segment sales	**2,250,812**	3,120,402	**100,765**	87,456	**86,865**	60,969	**-**	-	**2,438,442**	3,268,827
Inter-segment sales	**-**	-	**(8,274)**	(11,775)	**(86,865)**	(60,969)	**-**	-	**(95,139)**	(72,744)
Sales	**2,250,812**	3,120,402	**92,491**	75,681	**-**	-	**-**	-	**2,343,303**	3,196,083
Segment result	**4,760,235**	1,173,239	**(8,241)**	(671)	**30,344**	16,927	**(4,397)**	2,463	**4,777,941**	1,191,958
Finance income/(costs)									**14,573**	(31,531)
Profit before income tax									**4,792,514**	1,160,427
Income tax expenses									**(358,921)**	(558,855)
Profit for the period									**4,433,593**	601,572

Segment assets	**34,288,372**	21,572,025	**128,473**	175,250	**139,827**	84,628	**(267,357)**	(297,104)	**34,289,315**	21,534,799
Segment liabilities	**20,495,553**	13,869,532	**170,278**	197,792	**27,195**	26,641	**(241,607)**	(286,477)	**20,451,419**	13,807,488
Capital expenditure	**32,744**	18,305	**3,122**	1,115	**626**	306	**-**	-	**36,492**	19,726
Depreciation	**8,158**	5,054	**3,323**	3,128	**404**	421	**-**	-	**11,885**	8,603
Amortisation of land use rights and intangible assets	**93,998**	56,879	**292**	15	**-**	-	**-**	-	**94,290**	56,894

3 Other gains

	Six months ended 30 June	
	2008	2007
	RMB'000	*RMB'000*
Gain on partial disposal of a subsidiary (note (a))	4,144,639	-
Interest income	42,391	57,706
Forfeited deposits from customers	3,776	2,318
Rental income	6,765	4,445
Miscellaneous	4,327	6,606
	4,201,898	71,075

Note(a): On 27 June 2008, the Group entered into a subscription agreement with Crystal I Limited ("Crystal I"), an independent third party, whereby Crystal I acquired 30% shares of a subsidiary of the Company. As at 30 June 2008, the Group has received deposits amounting to approximately US$482,000,000, with the remaining receivable balance amounting to approximately RMB1,719,336,000. This partial disposal of a subsidiary resulted in a gain of approximately RMB4,144,639,000 to the Group.

4 Finance income/(costs)

	Six months ended 30 June	
	2008	2007
	RMB'000	*RMB'000*
Exchange gain of senior notes and syndicated loans	233,934	78,320
Amortisation of issue costs of senior notes	(4,759)	(4,337)
Interest expenses:		
- bank loans	(246,933)	(86,492)
- senior notes	(126,633)	(138,476)
Interest capitalised	158,964	119,454
	14,573	(31,531)

5 Income tax expenses

	Six months ended 30 June	
	2008	2007
	RMB'000	*RMB'000*
Current income tax		
- PRC corporate income tax	377,032	314,356
PRC land appreciation tax	271,519	321,539
Deferred income tax		
- PRC corporate income tax	(289,630)	(77,040)
	358,921	558,855

PRC corporate income tax

PRC corporate income tax is provided for the profit for the PRC statutory financial reporting purpose, adjusted for those items, which are not assessable or deductible for the PRC corporate income tax purpose. Pursuant to the Corporate Income Tax Law of the PRC approved on 16 March 2007, from 1 January 2008, the corporate income tax rate applicable to foreign-invested enterprises is 25%, replacing the previous applicable tax rate of 33%.

PRC land appreciation tax

PRC land appreciation tax is levied at progressive rate ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including lease charges of land use rights and all property development expenditures.

6 Earnings per share

Basic earnings per share arising from continuing operations is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the period.

	Six months ended 30 June	
	2008	2007
Profit attributable to shareholders of the Company *(RMB'000)*	4,433,125	598,111
Weighted average number of ordinary shares in issue *(thousands)*	3,745,660	3,745,660
Basic earnings per share *(RMB per share)*	1.184	0.160

No diluted earnings per share is presented as there was no potential dilutive share in issue during the six months ended 30 June 2008 and 2007.

7 Trade and other receivables

	30 June 2008	31 December 2007
	RMB'000	*RMB'000*
Trade receivables (note (a))	339,091	799,332
Other receivables due from:		
Related parties	-	150
Minority interest (note (b))	1,719,336	-
Third parties	939,742	232,613
Prepayments for construction costs	16,721	24,785
	3,014,890	1,056,880

As at 30 June 2008, the fair value of trade and other receivables approximated their carrying amounts.

Note (a): Trade receivables mainly arise from sale of properties. Considerations in respect of properties sold are paid in accordance with the terms of the related sales and purchase agreements. As at 30 June 2008 and 31 December 2007, the ageing analysis of the trade receivables is as follows:

	30 June 2008	31 December 2007
	RMB'000	*RMB'000*
Within 90 days	266,520	782,384
Over 90 days and within 365 days	72,571	16,948
	339,091	799,332

Note (b): The amount represents receivable from a minority shareholder of outstanding consideration for subscription of new shares issued by a subsidiary of the Company.

8 Trade and other payables

	30 June 2008	31 December 2007
	RMB'000	*RMB'000*
Trade payables (note (a))	3,336,165	3,647,572
Other payables due to:		
- Related parties	3,825	4,089
- Third parties	1,639,314	4,010,765
Advances from customers	1,710,482	440,226
Staff welfare benefit payable	5,305	7,765
Accrued expenses	104,328	142,780
Other taxes payable	83,327	175,267
Dividend payable	295,457	-
	7,178,203	8,428,464

Note (a): The ageing analysis of trade payables of the Group as at 30 June 2008 and 31 December 2007 is as follows:

	30 June 2008	31 December 2007
	RMB'000	*RMB'000*
Within 90 days	2,038,233	3,003,691
Over 90 days and within 180 days	662,810	162,411
Over 180 days and within 365 days	266,981	317,223
Over 365 days	368,141	164,247
	3,336,165	3,647,572

9 Presentation of land appreciation tax and reclassification of comparative figures

Within the comparative figures stated in the condensed consolidated interim financial information, land appreciation tax expense of approximately RMB321,539,000 previously included in cost of sales for the six months ended 30 June 2007 was reclassified as income tax expenses in the condensed consolidated interim income statement and provision for land appreciation tax previously included in other payables was reclassified as income tax payables in condensed consolidated interim balance sheet.

The above reclassification are made so as to conform to current period presentation as the directors of the Company are of the view that it would be more appropriate to reflect the land appreciation tax as an income tax expense in the current period and the outstanding provision as current income tax liabilities, after a reassessment of the nature of land appreciation tax and a study of the market practices. This reclassification has no impact on the net profit for the six months ended 30 June 2007 and 2008.

Business Overview

In the first half of 2008, the property market in China underwent significant adjustment as a result of macroeconomic fluctuations. The macroeconomic tightening measures implemented by the Central Government to prevent overheating of the economy and control property prices at an affordable level have resulted in uncertainties in the property market. Accordingly, property sales volume was slowdown in different degrees as customers sat on the sideline to wait for a clearer outlook. In such complicated market situation, the Group has foreseen the changes in both the economic environment and property market situation of mainland China in 2008, after the exuberance in property market in 2007. During the first half year of 2008, the Group reached an agreement with an institutional investor to jointly develop the Clearwater Bay Hainan Project, thus enhancing its capability in balancing market risk and achieving stable and sustainable business growth.

The Group has successfully overcome a complicated yet challenging market environment and the adverse effects of natural calamities including the snowstorm in Southern China and the Sichuan earthquake. Backing on its strong brand name and applying competitive strategies, the Group has managed to achieve a satisfactory result in profit attributable to shareholders, which amounted to RMB4,433.1 million, including the gain of approximately RMB4,144.6 million arising from the disposal of 30% equity interest in Clearwater Bay Hainan Project.

The property market is anticipated to have a continuous adjustment in the second half of 2008. The Group will further enhance the product quality, improve customer services and excel our strong brand competitive edge. The Group will also adopt effective sales and marketing strategies according to various development stages and characteristics of different projects with an aim to achieve better sales performance. Moreover, the Group will continue to implement cost control measures including building up costing budget during the project development stage, imposing monitoring measures during the construction period and to review the result in the post-development stage so as to achieving a stable profit margin.

The Group gives high priority in fulfilling corporate social responsibility. For example, we responded promptly to the Sichuan Earthquake by actively making donations and participating in the rebuilding works of the affected area.

Overall performance

Due to the slowdown of the property market, during the period under review, the sales of the Group was RMB2,343.3 million (the corresponding period in 2007: RMB3,196.1 million), representing a decrease of 26.7% as compared with the corresponding period in 2007. Operating profit was RMB4,777.9 million (the corresponding period in 2007: RMB1,191.9 million), including the gain of approximately RMB4,144.6 million arising from disposal of 30% equity interest in Clearwater Bay Hainan Project. Profits attributable to the shareholders amounted to RMB4,433.1 million (the corresponding period in 2007: RMB598.1 million), including the gain of approximately RMB4,144.6 million arising from disposal of 30% equity interest in Clearwater Bay Hainan Project. Basic earnings per share was RMB1.184 (the corresponding period in 2007: RMB0.16), taking into account of the gain of approximately RMB4,144.6 million arising from disposal of 30% equity interest in Clearwater Bay Hainan Project.

Land bank

The Group continued to make appropriate replenishment and adjustment to its land portfolio based on its development needs and the market conditions. As at 30 June 2008, the land bank of the Group amounted to 31.52 million sq.m. of GFA in 20 cities and districts, spanning across Pearl River Delta Region, Eastern Guangdong, Yangtze River Delta Region, Western China, Hainan Province and Northeast China. Among these, 6 land sites were newly acquired amounting to a total GFA of approximately 7.6 million sq.m.. These newly acquired sites are mainly situated in cities such as Conghua, Zhongshan, Shanghai and Hainan. We believe that the existing land bank is sufficient for the Group's future 8-10 years development.

	Land Bank GFA *(sq.m.)*			
		Development Stage		
City/Province	**Total Area**	**Completed**	**Under Development**	**Not Yet Developed**
Pearl River Delta Region				
Panyu/Guangdong	317,583	-	51,043	266,540
Guangzhou/Guangdong	2,436,609	55,371	357,919	2,023,319
Zengcheng/Guangdong	111,680	-	-	111,680
Huadu/Guangdong	695,994	3,673	79,239	613,082
Conghua/Guangdong	395,813	5,022	-	390,791
Zhongshan/Guangdong	6,480,316	347,794	950,756	5,181,766
Nanhai/Guangdong	318,092	54,089	53,014	210,989
Foshan/Guangdong	303,142	18,556	199,669	84,917
Sanshui/Guangdong	458,327	12,268	177,359	268,700
Shunde/Guangdong	488,500	-	-	488,500
Enping/Guangdong	1,946,784	-	-	1,946,784
Subtotal	**13,952,840**	**496,773**	**1,868,999**	**11,587,068**
Eastern Guangdong				
Heyuan/Guangdong	2,629,633	40,280	148,139	2,441,214
Huizhou/Guangdong	1,984,040	48,153	383,943	1,551,944
Subtotal	**4,613,673**	**88,433**	**532,082**	**3,993,158**
Yangtze River Delta Region				
Nanjing/Jiangsu	425,224	-	190,001	235,223
Shanghai	325,598	-	93,330	232,268
Subtotal	**750,822**	**-**	**283,331**	**467,491**
Western China				
Chengdu/Sichuan	1,575,411	22,910	497,873	1,054,628
Xi'an/Shaanxi	234,439	-	139,663	94,776
Chongqing	463,842	-	-	463,842
Subtotal	**2,273,692**	**22,910**	**637,536**	**1,613,246**
Hainan Province				
Clearwater Bay/Hainan	**9,854,037**	-	**193,265**	**9,660,772**
Northeast China				
Shenyang/Liaoning	**76,020**	-	-	**76,020**
Grand Total	**31,521,084**	**608,116**	**3,515,213**	**27,397,755**

Details of sites acquired during the review period are as follows:

Project Name	Total GFA *(sq.m.)*
Pearl River Delta Region	
Conghua Liangkou Town Project	43,000
Zhongshan Wuguishan Project	51,125
Zhongshan Zhangjiabian Project	246,808
Zhongshan Kunlun Hotel Project	87,801
Subtotal	**428,734**
Yangtze River Delta Region	
Shanghai Nanhui Project	232,268
Hainan Province	
Clearwater Bay Hainan	6,900,333
Grand Total	**7,561,335**

Property development and sales

During the review period, total GFA sold and recognized was approximately 278,519 sq.m. and the corresponding sales was approximately RMB2,250.8 million, representing a decrease of 47.0% and 27.9% respectively as compared with the corresponding period in 2007. Sales in Zhongshan reached RMB803.6 million, accounting for 35.7% of total sales and representing a decrease of 46.8% when compared with that of the corresponding period in last year. The total GFA sold in Zhongshan amounted to 116,232 sq.m., representing a decrease of 57.1% when compared with the corresponding period in 2007. Total sales in Foshan, Nanhai and Sanshui amounted to RMB564 million, accounting for 25.1% of the total sales and representing an increase of 2.2% over the corresponding period in 2007. The total GFA sold in Foshan, Nanhai and Sanshui amounted to 62,038 sq.m., representing a decrease of 25.5% over the corresponding period in 2007.

For the six months ended 30 June 2008, the average selling price of the Group increased by approximately 36.0% to approximately RMB8,081 per sq.m. from approximately RMB5,942 per sq.m. in the corresponding period in 2007.

The following table sets forth the projects expected to be completed in the second half of 2008:

City	Project Name	Total GFA *(sq.m.)*
Pearl River Delta Region		
Panyu	Agile Garden Guangzhou	219,416
Panyu	Hongxi Huating Panyu	50,993
Guangzhou	Lishang International Mansion Guangzhou	54,864
Guangzhou	Majestic Garden Huadu	68,997
Zhongshan	La Cite Greenville Zhongshan	143,176
Zhongshan	La Nobleu Zhongshan	60,628
Zhongshan	The Century Zhongshan	211,697
Zhongshan	Agile Garden Dachong Zhongshan	104,800
Zhongshan	Zhongshan No.1 Ever Creator Project	21,183
Zhongshan	Zhongshan Kuchong Project	82,826
Foshan	Agile Garden Foshan	37,537
Subtotal		**1,056,117**

Eastern Guangdong		
Heyuan	Agile Garden Heyuan	132,856
Huizhou	Agile Egret Lake Huizhou	93,335
Subtotal		**226,191**
Yangtze River Delta Region		
Nanjing	Agile Garden Nanjing	192,241
Western China		
Chengdu	Agile Garden Chengdu	314,166
Hainan Province		
Hainan	Clearwater Bay Hainan	159,227
Grand Total		**1,947,942**

The table sets forth the GFA sold and recognized as sales of each projects in the first half of 2008:

Project Name	**City**	**Total GFA** *(sq.m.)*	**Sales** *(RMB' 000)*
Pearl River Delta Region			
Agile Garden Guangzhou	Panyu	39,647	354,528
South Lagoon Guangzhou	Guangzhou	32,847	307,732
Majestic Garden Huadu	Huadu	5,657	29,964
Agile Binjiang Garden Conghua	Conghua	8,558	51,119
La Cite Greenville Zhongshan	Zhongshan	50,926	389,091
La Nobleu Zhongshan	Zhongshan	600	8,319
Metro Agile Zhongshan	Zhongshan	41,552	255,557
Metropolis Zhongshan	Zhongshan	5,392	27,105
Majestic Garden Zhongshan	Zhongshan	18	146
Grand Garden Zhongshan	Zhongshan	313	2,411
Star Palace Zhongshan	Zhongshan	691	3,928
The Riverside Zhongshan	Zhongshan	12,009	99,392
Agile Garden Dachong Zhongshan	Zhongshan	4,731	17,619
Majestic Garden Nanhai	Nanhai	22,689	140,912
Majestic Metropolis Nanhai	Nanhai	118	3,171
Agile Garden Foshan	Foshan	35,064	365,823
Agile Garden Sanshui	Sanshui	4,167	54,298
Subtotal		**264,979**	**2,111,115**
Eastern Guangdong			
Agile Garden Heyuan	Heyuan	8,473	61,385
Agile Egret Lake Huizhou	Huizhou	3,099	51,062
Subtotal		**11,572**	**112,447**
Western China			
Agile Garden Chengdu	Chengdu	1,968	27,250
Grand Total		**278,519**	**2,250,812**

Property management

The Group provides after sales property management and services to the residents of each of the projects developed. During the review period, our property management services companies recorded property management fee income of RMB92.5 million, representing an increase of 22.2% over the corresponding period in 2007. As at 30 June 2008, our property management services companies managed a total GFA of over 7.6 million sq.m. in mainland China.

Gross profit

Gross profit of the Group decreased by 23.2% to approximately RMB1,116.1 million for the six months ended 30 June 2008 from approximately RMB1,454 million for the corresponding period in 2007. Gross margin for the first half of 2008 increased to 47.6% from 45.5% for the corresponding period in 2007, primarily attributable to the increase in the average selling price of properties sold greater than the increase in the cost of the properties sold.

Other gains

Other gains of the Group increased by 58.1 times to approximately RMB4,201.9 million for the six months ended 30 June 2008 from approximately RMB71.1 million of gain for the corresponding period in 2007, mainly attributable to the gain of approximately RMB4,144.6 million generated from disposal of 30% equity interest in Clearwater Bay Hainan Project.

Selling and marketing costs

Selling and marketing costs of the Group increased by 70.3% to approximately RMB170.4 million for the six months ended 30 June 2008 from approximately RMB100.1 million for the corresponding period in 2007, which is primarily attributable to the increase in advertising costs by 69.4% to approximately RMB131.3 million for the six months ended 30 June 2008 from approximately RMB77.5 million for the corresponding period in 2007.

Administrative expenses

Administrative expenses of the Group increased by 90% to approximately RMB329.6 million for the six months ended 30 June 2008 from approximately RMB173.5 million for the corresponding period in 2007, primarily attributable to the increase in staff costs resulted from the new recruitment of a large number of talents, to meet the rapid development of the Group. Accordingly, the salaries and wages expenses included in administrative expenses increased substantially by 65.6% to approximately RMB144.1 million for the six months ended 30 June 2008 from approximately RMB87.0 million for the corresponding period in 2007.

Profit attributable to the Shareholders

Profit attributable to the equity holders of the Company for the six months ended 30 June 2008 of the Group increased to approximately RMB4,433.1 million from approximately RMB598.1 million for the corresponding period in 2007.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash position and fund available

The Group's cash and bank deposits (including the restricted cash) amounted to approximately RMB3,566.8 million as at 30 June 2008 (31 December 2007: RMB3,945.5 million).

As at 30 June 2008, the carrying amount of the restricted cash was approximately RMB1,361.5 million (31 December 2007: RMB1,362.9 million).

As at 30 June 2008, the undrawn borrowing facilities amounted to RMB493.7 million.

Borrowings and gearing ratio

The Group will continue to adhere to its prudent financial policy.

As at 30 June 2008, the Group's bank loans and senior notes were RMB7,307.5 million and RMB2,678.2 million (equivalent) respectively. Amongst the bank loans, RMB3,361.9 million are repayable within one year, RMB1,772.6 million are repayable in the second to third year and RMB2,173 million are repayable in the third to fifth year. The senior notes are repayable over 5 years.

The Group's bank borrowings of RMB4,849.2 million as at 30 June 2008 are secured by the Group's land use right, completed properties held for sale and bank deposits with an aggregate carrying value of RMB2,515.9 million. The senior notes are jointly and severally guaranteed by certain subsidiary companies of the Group and by pledge of their shares. The net assets of these subsidiary companies were approximately RMB5,328.7 million as at 30 June 2008.

The gearing ratio is measured by the net borrowings (total borrowings net of cash and cash equivalent) over the total capital and reserves attributable to equity holders. As at 30 June 2008, the gearing ratio was 60.2% (31 December 2007: 60.3%)

Finance cost

As at 30 June 2008, the Group's total cost of borrowing was RMB373.6 million, representing an increase of RMB148.6 million over the corresponding period in 2007. The increase was attributable by bank loans with balance of 30 June 2008 increased by RMB3,036.6 million compared with the corresponding period of the previous year.

Contingent liability

As at 30 June 2008, the Group had contingent liabilities relating to buy-back guarantees to banks in respect of mortgage facilities for certain purchasers amounting to approximately RMB5,251.6 million (31 December 2007: approximately RMB6,544.7 million).

Return on equity

Return on equity is calculated by dividing the profit attributable to the shareholders of the Company by the equity attributable to the shareholders of the Company. The return on equity for the review period of 2008 was 34.3% (including gain on partial disposal of a subsidiary) (the corresponding period in 2007: 7.8%).

Commitments

As at 30 June 2008, commitments in connection with the property development activities amounted to approximately RMB4,026.6 million (31 December 2007: approximately RMB 2,480.4 million). The Group has also committed to pay the land premium on land acquisitions amounting to approximately RMB1,143.4 million (as at 31 December 2007: RMB1,785.5 million).

Human resources

As at 30 June 2008, the Group had a total of 8,730 employees, among which the Group's senior and middle management aggregated to 252 and 616 respectively. In terms of geographical location, there were 8,688 employees in mainland China and 42 in Hong Kong and Macau. Total staff costs, including directors' emoluments, for the period ended 30 June 2008 amounted to RMB244.9 million.

Prospect

We are optimistic about the future of China property market. Those austerity measures will facilitate the China property market to turn into a sensible, reasonable development direction. We believe that despite the market macroeconomic tightening measures, the demand for housing in China will remain huge. We will continue to persistently enhance our competitive advantages through improvement in our management capability, product structure and branding, thus strive to become a property developer with a strong competitive capability in the nation.

INTERIM DIVIDEND

The Board declared an interim dividend of HK27.1 cents (2007: HK5.5 cents) per share payable in cash on 10 October 2008 to shareholders whose names appear on the Register of Members as at 2 October 2008.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from 29 September 2008 to 2 October 2008, both dates inclusive. In order to qualify for the interim dividend, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's branch registrars, Tricor Investor Services Limited, 26th Floor Tesbury Centre, 28 Queen's Road East, Hong Kong for registration not later than 4:00 p.m. on 26 September 2008.

AUDIT COMMITTEE

The Company's audit committee had reviewed the management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including a review of the unaudited interim results for the six months ended 30 June 2008.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix 10 to the Listing Rules. The Company had made specific enquiry of all Directors regarding any non-compliance with the Model Code during the six months ended 30 June 2008 and all Directors confirmed that they have fully complied with the required standard set out in the Model Code during the period.

CODE OF CORPORATE GOVERNANCE PRACTICES

The Company had complied with the provisions of the Code on Corporate Governance Practices ("CG Code") contained in Appendix 14 to the Listing Rules during the six months ended 30 June 2008.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the six months ended 30 June 2008, the Company or any of its subsidiaries had not redeemed, purchased or sold any of the Company' shares.

PUBLICATION OF INFORMATION ON THE WEBSITE OF THE STOCK EXCHANGE AND OF THE COMPANY

This interim results announcement is published on the Company's website (http://www.agile.com.cn) and the website of the Stock Exchange (http://www.hkex.com.hk).

The interim report will also be available at the Company's and the Stock Exchange's websites on or about 25 September 2008 and will be dispatched to shareholders of the Company thereafter.

BOARD OF DIRECTORS

At the the date of this announcement, the Board comprises Mr. Chen Zhuo Lin (Chairman), Mr. Chan Cheuk Yin (Vice-Chairman and Co-President), Madam Luk Sin Fong, Fion (Vice-Chairlady and Co-President), Mr. Chan Cheuk Hung, Mr. Chan Cheuk Hei and Mr. Chan Cheuk Nam, who are all executive Directors; Dr. Cheng Hon Kwan, Mr. Kwong Che Keung, Gordon and Mr. Cheung Wing Yui who are independent non-executive Directors.

By Order of the Board
Agile Property Holdings Limited
Chairman
CHEN Zhuo Lin

Hong Kong, 10 September 2008