



News Release

PYI Announces FY2008 Interim Results

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***Net profit increased by 34% to reach HK\$312 million
Yangkou Port Development on Accelerated Program***

<i>Financial Highlights of Interim Results</i>			
	30/9/2007 (unaudited)	30/9/2006 (unaudited)	Change
● Turnover	HK\$2,548m	HK\$1,706m	+49%
● Profit attributable to shareholders	HK\$312m	HK\$232m	+34%
● Earnings per share	HK20.9¢	HK16¢	+31%
● Net asset value per share	HK\$2.09	HK\$1.74	+20%
● Dividend per share (interim)	HK1.5¢	HK1.5¢	—

(16 December 2007, Hong Kong) – Bulk cargo port and infrastructure group **PYI Corporation Limited** (“PYI”) (0498.HK) announced its interim results for the six months ended 30 September 2007. Turnover and net profit increased by 49% and 34% respectively compared to the last corresponding period. The Board declared an interim dividend of 1.5 HK cents per share.

Dr. Joseph Chow, Chairman of PYI, said, “We are pleased to report another set of encouraging financial results. It is the fruit of our vision and hard work to implement our Yangtze Strategy and we are optimistic about bringing more harvest to our shareholders in the next annual results and the long run.”

Segmental contributions to the net profit by the business units are as follow:

- Ports Development: HK\$224 million
- Ports and Logistics: HK\$10 million
- Property: HK\$15 million
- Engineering: HK\$27 million
- Treasury: HK\$36 million

Mr. Tom Lau, Managing Director of PYI, said, “Majority of the results came from the mark-to-market revaluation of about 10% of our 42-sq km land bank in Yangkou Port. Balance of the land bank remains in our book at cost. Progress of Yangkou Port development is well on track, with the 1.4-sq km Sun Island and the Yellow Sea Crossing scheduled to be completed by end of 2008. Income from land sale and leasing and property development will further materialize in near future. Surplus arising from the hand over of the 0.3-sq km land parcel on the man-made Sun Island to PetroChina last month will be recognized in the second half of the year.”

Commenting on the operations, **Mr. Lau** added, “Contributions from all business units are satisfactory except for Minsheng LPG Terminal which registered a slight loss in its logistics operations but will recover as a result of the recently-announced uplifting of domestic oil price. Nantong Port Group performed satisfactorily with results significantly better than those of last year. Paul Y. Engineering also performed according to expectation with only slight impact caused by the strike of bar benders in Hong Kong.”

Dr. Chow concluded, “While austerity program and control are set to cool down the economic growth in the Mainland, policy to promote investment in infrastructure development remains highly supportive and favourable to the port sector. PYI will continue to increase our critical mass along Yangtze River region by building an integrated and efficient logistics network to serve the growing bulk cargo demands.”

- Click [here](#) for the official announcement of PYI FY2008 Interim Results
- Click [here](#) for the official announcement of Paul Y. Engineering FY2008 Interim Results

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Notes to editors:

About PYI Corporation Limited (0498.HK)

Based in Hong Kong, PYI Corporation Limited focuses on infrastructure investment in and the operation of bulk cargo port and logistics facilities in the Yangtze River region in China. It also engages in land and property development in association with port facilities. In addition, PYI provides comprehensive engineering and property-related services through Paul Y. Engineering Group Limited (0577.HK). Please visit the official website of PYI: www.pyicorp.com.

About Yangkou Port (75%-owned)

Yangkou Port is a natural deep-sea harbour on Jiangsu's eastern coast. The project comprises mainly a harbour-front industrial and logistics park of 30 sq km, the 13-km Yellow Sea Crossing and a 1.4-sq km man-made island of 37 berths. The Little Yangkou development, with an area of 11.5 sq km, will position as a resort district. PYI builds, owns and operates Yangkou Port. Strategically located at the mouth of the Yangtze River, Yangkou Port is ideally situated to become one of China's largest trans-shipment hubs, catering for rapidly growing dry and liquid bulk cargo volumes in strategic commodities such as oil and gas, coal, chemicals, minerals, agriculture, fertilizer, pulp and paper. Please visit www.yangkouport.com/ytwwww/eyt/index.htm.

About Nantong Port (Nantong Port Group – 45%-owned)

Nantong Port is a major river port in the Yangtze Delta and one of China's category-one national ports open to foreign trade and an important hub port of the country. Nantong Port provides easy access to the Yangtze region by road and waterway and is an ideal hub port for cargo trans-shipment. In conjunction with Yangkou Port, it will provide integrated trans-shipment facilities, offering comprehensive and competitive services to shippers. Cargo throughput will undergo double digit growth to over 50 million tons in 2007. Please visit www.ntport.com.cn.

About Minsheng LPG Terminal (100%-owned)

Minsheng Gas, located in Hubei, owns and operates the LPG river terminal, storage-tank farm, as well as a mature logistics distribution network for household, industrial and automotive sectors in Wuhan. This is the only LPG handling facility in mid-stream Yangtze. Its strategic position in Central China will generate a synergistic effect with Nantong and Yangkou Ports.

About Paul Y. Engineering Group Limited (0577.HK) (64%-owned)

Established in 1946, Paul Y. Engineering Group Limited is an international engineering services group, with three core business functions: construction services, property development services and property investment. Paul Y. Engineering serves a wide spectrum of distinguished clients, including the government and major enterprises. For over 60 years, it has played a major role in shaping Hong Kong's skyline and its world-class infrastructure. Paul Y. Engineering is now expanding rapidly to serve the communities and property sectors in Macau, the Mainland and international market. Please visit www.pyengineering.com.