



News Release

PYI Reports FY2008 Results on Solid Footing Net Profit Tops HK\$360 Million

Yangkou Port on track for opening at the end of 2008

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	For the year ended 31 March		Change
	2008	2007	
● Turnover	HK\$5,503 million	HK\$4,644 million	+18%
● Profit Attributable To Shareholders	HK\$360 million	HK\$346 million	+4%
● Earnings Per Share	24.0¢	23.6¢	+2%
● Net Asset Value Per Share	HK\$2.24	HK\$1.86	+20%
● Dividend/Distribution			
➤ Interim	1.5¢/share	1.5¢/share	–
➤ Final	Nil	1.5¢/share	-100%
➤ Proposed 1-year warrant @HK\$1/share	1 for 6 ordinary shares	–	N/A

(20 July 2008, Hong Kong) – Bulk cargo port and infrastructure group **PYI Corporation Limited** (“PYI”) (0498.HK) announced on 18 July its annual results for the year ended 31 March 2008. Turnover and gross profit increased by 18% and 56% respectively compared to the last corresponding period.

Dr. Joseph Chow, Chairman of PYI, said, “We are pleased to report that PYI has been able to sustain its growth momentum that was evident since early FY2007. We have strengthened our foothold on the Yangtze with promising results, thanks to the focused approach to implement our Yangtze Strategy over the years.”

Dr. Chow added, “To reward shareholders and maximize their returns in the long run, the Board proposed the distribution of one 1-year warrant striking at HK\$1.0/share for every six PYI shares. As our Yangtze Strategy continues to bear fruit we look toward to delivering ongoing, favourable returns to our stakeholders.”

The development of Yangkou Port is progressing on track. The man-made island, the Yellow Sea Bridge and a general-purpose cargo berth will be completed on time for official opening at the end of 2008. For some recent site progress photos, please click [here](#).

Mr. Tom Lau, Managing Director of PYI, said, “Majority of the results came from the mark-to-market revaluation of only 10% of our 42-sq km land bank in Yangkou Port. Remaining balance of the land bank remains in our book at cost. Following the scheduled opening of Yangkou Port at the end of 2008, income from land sale and property development will further materialize in near future.”

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 new government policy on uplifting of domestic oil price announced in June. Nantong Port Group registered strong growth with results significantly ahead of those of last year. Paul Y. Engineering also turned in another year of growth.”

Dr. Chow concluded, “China’s short-term economic trend is clouded by a number of uncertainties including international trade and financial market conditions, domestic austerity program and monetary policy, inflation, high oil and base metal prices as well as impact caused by natural disasters. It is quite pleasing to see that government policies are still strongly in favour of infrastructural investments, particularly in the port and logistics sector. PYI is in stride in increasing our critical mass along Yangtze River Region.”

For the official announcement of PYI FY2008 annual results, please click [here](#).

For the official announcement of Paul Y. Engineering FY2008 annual results, please click [here](#).

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Notes to editors:

About PYI Corporation Limited (00498.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 of 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 (00577.HK). For more information about PYI, please visit 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, a 13 km Yellow Sea Crossing and a 1.4 sq km man-made island with 37 berths. Strategically located near the mouth of the Yangtze River, Yangkou Port is ideally situated to become one of China’s largest trans-shipment hubs for dry and liquid bulk cargoes. 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. The port is expected to commence operation at the end of 2008. For more information, please visit www.yangkouport.com/english/.

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. The main cargoes handled by Nantong Port Group are iron ore, minerals, cement, steel, coal, fertilizers, grains and edible oil. It houses the second largest distribution centre for bulk cargo down-stream. It is also the largest sulphur feeder port in the nation and the largest hub port for iron ore trans-shipment along the Yangtze River. Nantong Port provides easy access to the Yangtze region by road and waterway and is an ideal hub port for cargo trans-shipment. For more information, please visit www.ntport.com.cn.

About Minsheng LPG Terminal (100%-owned)

Based in Wuhan, Minsheng Gas owns and operates the largest liquefied petroleum gas (LPG) river terminal and storage-tank farm in mid-stream Yangtze. Through its mature wholesale and distribution network, it has captured a substantial share of the Wuhan LPG market for automotive consumption.

About Paul Y. Engineering Group Limited (00577.HK) (62%-owned)

Paul Y. Engineering is an international engineering and property services group, with three core business functions: management contracting, property development management and property investment in Hong Kong, Macau and mainland of China and the Middle East. PYE serves a wide spectrum of distinguished clients, including the government and major enterprises. For over 60 years, PYE has played a significant role in shaping Hong Kong’s skyline and its world-class infrastructure. For more information, please refer to www.pyengineering.com.