



百仕達控股有限公司

SINOLINK WORLDWIDE HOLDINGS LIMITED

For immediate release

Sinolink Announces 2007 Interim Results Net Profit Soars 43.3% to HK\$997.3 Million

Solid Financial Position to Spur Future Growth

| Financial Highlights | 6 months ended at 30 June (HK\$ million) | | |
|--|---|----------------|----------------|
| | 2007 | 2006 | Changes |
| Turnover | 1,911.0 | 1,763.9 | 8.3% |
| Gross Profit | 1,275.3 | 922.3 | 38.3% |
| Net Profit Attributable to Shareholders | 997.3 | 696.1 | 43.3% |
| Earnings Per Share – basic | HK 30.86 cents | HK 22.05 cents | 40.0% |
| Interim Dividend Per Share (Recommended) | HK 3 cents | HK 3 cents | -- |

(Hong Kong, 13 September 2007) – **Sinolink Worldwide Holdings Limited** (Stock Code: 1168) (“Sinolink” or the “Group”) announces its interim results for the 6 months ended 30 June 2007 (the “Period”).

During the Period, Sinolink recorded a remarkable increase in turnover to HK\$1,911.0 million (2006: HK\$1,763.9 million), representing an increase of 8.3% as compared to the same period last year. Gross profit for the period increased by 38.3% to HK\$1,275.3 million (2006: HK\$922.3 million), and net profit attributable to shareholders for the period increased by 43.3% to HK\$997.3 million (2006: HK\$696.1 million). Basic earnings per share for the period rose by 40.0% to HK30.86 cents.

The excellent result was mainly attributable to the sterling contribution from the sale of units in the Mangrove West Coast in Shenzhen and realized gain on disposal of an associate.

The Board has resolved to declare an interim dividend of HK 3 cents per share (2006: HK 3 cents) for the six months ended 30 June 2007. The interim dividend is payable on or before 12 October 2007 to shareholders whose names appear on the register of members of the Company on 5 October 2007.

Mr. Ou Yaping, Chairman of Sinolink, said, “The strong performance in the first half of 2007 underpins our strategy of developing high value added projects in the first tier cities in the PRC. We envisage that the Chinese government’s measures to regulate the property market will benefit the industry as a whole and will be favourable to companies like ours, with solid financial position and clear focus.”

Mr. Ou added that, “Looking ahead, the Group will deploy its strong balance sheet and capitalize on its brandname and development model and expand its development and investment property portfolio. We are confident that we shall continue to generate attractive returns to our shareholders.”

Property Sales

For the six months ended 30 June 2007, the Group recorded a turnover of HK\$1,864.1 million, mainly from the sale of the Mangrove West Coast, an increase of 8.2% as compared to the same period last year. During the period, the Group sold a total of approximately 52,892 square metres in gross floor area, as compared to 79,152 square metres for the same period last year.

Gross profit increased by 39.9% to HK\$1,253.7 million for the period as compared to HK\$896.2 million for the same period last year. The high gross margin was the result of the significantly higher contribution margin and average selling price of the Mangrove West Coast achieved in 2007. The average selling price for the Mangrove West Coast has increased from RMB27,903 per square metre in 2006 to RMB36,632 per square metre in 2007, representing an increase of approximately 31.3%.

Investment Properties

For the six months ended 30 June 2007, the Group's investment properties generated rental of HK\$7.3 million. The investment properties consist of mainly retail spaces in Sinolink Garden with a total gross floor area of 23,337 square meters and approximately 3,280 parking spaces.

Projects under Development

As at 30 June 2007, the Group has the following properties under development:

- (1) **Sinolink Garden Phase Five, the Oasis Plaza**, has a total gross floor area of 226,231 square metres. The Group intends to develop this project into a residential and commercial complex. The Group has recently added Pizza Hut to our anchor tenants list. The construction works commenced in 2006 and is expected to be completed on schedule, by the second half of 2008.
- (2) **Shanghai Bund de Rockefeller Group or Rock Bund**, is a joint development project that the Group entered into with the Rockefeller Group International Inc. in November 2005. The project has a total site area of 18,000 square metres and total gross floor area of 94,080 square metres. The Group intends to redevelop this historical site into an upscale mixed-use neighborhood, with residential, commercial, retail, offices and hotel facilities. Restoration works on the historic buildings have already commenced and will be followed shortly by the construction of the new buildings. Initial contacts with global luxury brands as anchor tenants have already commenced. It is expected to be completed on schedule, in time for the 2010 Shanghai World Expo.

Prospects

In the second half of 2007, the Group will continue to sell the Mangrove West Coast. The prospects for this exceptional and distinctive project are positive, given the continuing economic growth, rising disposable income, and scarce supply of new high quality properties in Shenzhen. With the opening of the Western Corridor in July 2007, which shortens the traveling time between Hong Kong and Shenzhen, the Group expects that the demand and average selling price of the Mangrove West Coast will continue to rise.

The Rock Bund, Shanghai and the Oasis Plaza in Shenzhen, are both progressing well and on schedule. We anticipate the pre-sale of The Oasis Plaza to commence in early 2008, and the construction at the Rock Bund to commence after the initial restoration works on the historic buildings are completed.

In the meantime, the Group remains committed to its long term development strategy in the first-tier cities of the PRC, and will continue to expand its portfolio in-line with this strategy. We are actively negotiating to add new development and investment projects to our portfolio before the end of this year.

About Sinolink Worldwide Holdings Limited (SEHK: 1168)

Sinolink Worldwide Holdings Limited is principally engaged in premier property development and property investment in first tier cities in China, namely Shenzhen and Shanghai, with plans to expand to Beijing. Its main development projects include Sinolink Garden and Mangrove West Coast in Shenzhen and RockBund in Shanghai. The company was listed on the main board of the Stock Exchange of Hong Kong Limited since 1998 and is currently one of the 200 Hang Seng Composite constituent stocks. It is also one of the 86 listed companies in the Hang Seng Mainland Composite.

The group also has investments on energy business in China through its associate companies, Enerchina Holdings Ltd. (Stock Code: 622.HK) and Towngas China Company Limited (Stock Code:1083.HK).

Company website: www.sinolinkhk.com

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