Press Release

27th March 2008

Full Year results 2007

A portfolio of € 2,4 Billion

73% increase in turnover to € 299 Million

€ 147 Million of revaluation profit

€ 66 Million adjusted EBITDA compared to € 6 Million in 2006

€ 87,5 Million Net profit group share

NAV per share at € 106

Dividend + 40% to € 1,4 per share

On March, 27th 2008, Orco's Board of Directors approved the consolidated financial statements for 2007.

I) 2007 : a year of improved profitability

A) 73% increase in turnover to € 299,2 Million

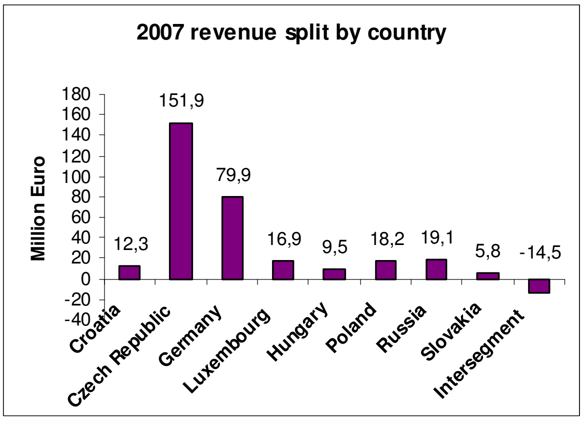
in € Million	2007	2006	%change
Development	192,8	124,3	55%
Renting	66,1	19,9	233%
Hotels and Residences	42,9	30,8	40%
Management services	15,9	8,7	83%
Intersegment activities	-18,4	-10,7	73%
Total	**299,2**	**172,9**	**73%**

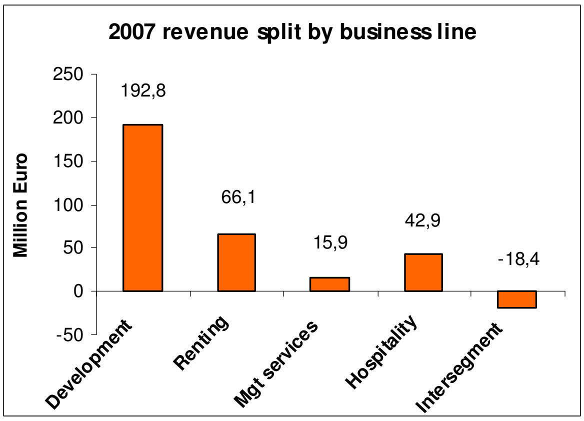
1) Development

Revenues from the residential development activities reached the level of € 192,8 Million (vs estimate of € 172,4 Million published in January 2008) compared to € 124,3 Million in 2006. The group has significantly increased the volume of its development activities with the delivery of 1503 units in 2007 (including 50% of the units sold from Kosik development).

The difference between the estimated figures released in January and the final turnover is due to the IFRS revenue recognition criteria that Orco met mainly because of the sale of Rudna II.

For 2008, the backlog of 894 signed future purchase contracts gives Orco Property Group's management a high level of confidence in meeting its full year target of € 197 Million in revenues from development activities.





2) Renting

Renting revenues were € 66,1 Million (vs € 55,9 Million announced in January) compared to € 19,9 Million in 2006.

The difference between January renting revenues and final figures comes from our underestimation of the two main 2007 acquisitions revenues, Molcom and GSG. This contribution has been adjusted since then :

- Molcom, which was purchased in April and generated € 17,0 Million of revenues;
- GSG, which was acquired at the end of June and generated € 19,7 Million of revenues.

In Prague, the biggest contributor was the Bubenska building that was purchased in September 2006 for € 26,6 Million and which generated € 3,3 Million in rental revenues.

The average occupancy rate remains very high at 88% (excl. GSG) on a global basis. Detailed by sector, the occupancy rate is 82% for office space, 87% for residential property, 91% for retail space and 94 % for logistic/light industrial space. The office division's occupancy rate decline is explained by the consolidation of GSG; but it is worth noting that the occupancy rate has already improved from 68% to 70% and keeps improving. Including GSG, the occupancy rate of the office portfolio comes to 72%.

Taking into account a full contribution from Molcom and GSG, the group has set a target of reaching € 80 Million in rents in 2008.

3) Hotels and residences

Hospitality revenues were at the level of € 42,9 Million in 2007 compared to € 30,8 Million in 2006. Suncani Hvar contributed € 12,5 Million compared to € 9,6 Million the previous year, despite the late opening of Amfora at the end of July.

The performance of the 2007 hospitality portfolio (excl Suncani Hvar) improved significantly with an ADR of € 108,7 and a Revpar of € 69,9 compared to € 99,1 and € 60,0 respectively in 2006.

The group targets a turnover of € 23 Million in 2008 for the fully controlled portfolio.

Due to the joint control between Orco and AIG, the turnover of the Central European hospitality portfolio will be proportionally integrated in 2008. Therefore, the total turnover of the division will be increased by € 17 Million corresponding to 50% of the revenues of the JV. The total targeted turnover is € 40 Million.

4) Management services

The fees generated by the Endurance Funds have significantly increased to € 7,6 Million (compared to € 4,5 Million in 2006) showing the growth and strength of this activity. The remaining revenues in that segment of activity are mostly inter-segment revenues.

Today, the Endurance Fund family is divided into 2 existing sub-funds (Office and Retail 1, Residential) and 3 new sub-funds open to subscriptions: Office 2, Industrial & Logistics and finally Healthcare. An additional Infrastructure sub-fund is currently under approval process.

AAA investors across all borders are unit holders of the funds. Orco Property Group holds the position of asset manager and investor in each of the funds, and has committed between 5 to 20% equity in most of them.

In 2008, the group anticipates a sharp increase in Endurance's contribution to the turnover in the amount of € 30 Million.

B) € 147,4 Million of revaluation profit

This revaluation profit only includes the revaluation of investment properties and land banks. On-going developments, properties under construction and hotels (all valued at costs) are excluded from this calculation.

Among the main contributors to this revaluation profit, it is worth mentioning GSG for € 28,2 Million, Leipziger Platz (Wertheim) for € 19,5 Million, Haus Cumberland for € 16,2 Million, Bubny for € 7,9 Million and Na Porici (Palace Archa in Prague) for € 3,0 Million.

C) Adjusted EBITDA of € 66,1 Million

The adjusted EBITDA amounts to € 66,1 Million on € 299,2 Million of sales (versus € 5,6 Million in 2006 for € 172,9 Million turnover). The growth of the adjusted EBITDA has been much stronger than the one for turnover, showing a significant improvement of the operating profitability.

The three pillars contribute to this trend.

The adjusted EBITDA of the development activity increased from a negative contribution of €-3,9 Million in 2006 to € 19,5 Million showing the improvement of our development margin and the achievement of a better balance between the volume of deliveries versus investments in new projects. The capital gain on the sale of 25% of four residential developments to the Endurance Residential fund also contributed to this improvement for € 6,2 Million.

The adjusted EBITDA of the renting portfolio amounts to € 32,1 Million vs € 4,8 Million in 2006. On the operations side, there are two major contributors to this improvement: GSG for € 8,2 Million (6 months of consolidation) and Molcom for € 5,6 Million (9 months of consolidation). On the non operational side, this amount includes the net gain on the sale on Pier Eins and asset sales of the Vinohrady portfolio (see point IV).

The adjusted EBITDA of the asset management activity amounts to € 13 Million vs € 8 Million in 2006.

D) Interest expenses of € 66,3 Million

The interest expenses of € 66,3 Million (€ 18,1 Million in 2006) include non cash interests IFRS corrections amounting to € 20,1 Million (€ 6,8 Million in 2006).

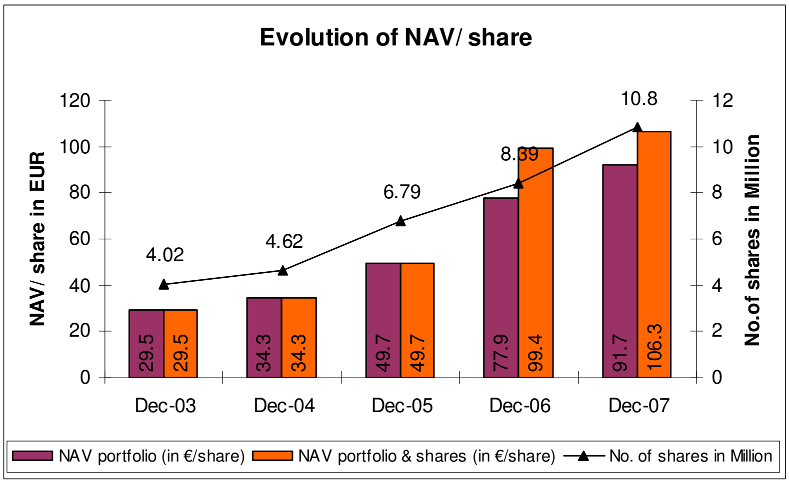
II) NAV : two calculation methodologies

The portfolio valuation performed by DTZ is € 2,4 Billion.

From now on, Orco will release two calculation methodologies for the Net Asset Value.

In the first methodology, the DTZ valuation of real estate projects and properties for our listed participations in Orco Germany and Suncani Hvar is replaced by the market price of the shares held. This method conveys more volatility and reflects a financial approach of Net Asset Value. As at December 2007, the financial Net Asset Value per share amounts to € 106,3 vs € 99,4 at year end 2006.

The second, solely based on the portfolio valuation, gives the real estate approach of the Net Asset Value. The real estate net asset value per share amounts to € 91,7 vs € 77,9 at year end 2006.



III) Debt financing

The loan to value amounts to 49,0% including GSG, a highly leveraged acquisition. Orco intends to maintain this ratio under the threshold of 50%.

The cash cost of debt amounts to 4,84%. Excluding the bonds, the cash cost of debt is 5,83%. The proportion of loans with fixed interests (after taking into account interest derivatives) amounts to 80%.

The net proceeds from borrowings (issuance of new bank loans net of repayments and refinancing excluding exchange differences and scope variations) amount to € 747 Million compared to € 359 Million in 2006. The year on year increase of the net interests paid was € 42 Million. The total debt amounts to € 1.480 Million compared to € 651 Million in 2006.

Orco closed 2007 with € 258 Million in cash and cash equivalents. This amount coupled with the proceeds on the disposals completed in late 2007 and the ones to come in 2008 give Orco's management high level of confidence in its ability to finance 2008 capex without any recourse to equity or bond market.

IV) Disposal of assets and activities

The other operating income (€ 30,9 Million compared to € 2,8 Million) mainly includes the gain on partial or total sale of investment properties and subsidiaries as detailed hereafter.

A) Residential projects sold to Endurance Residential Fund

Orco sold 25% of the following four residential projects to Endurance Residential: Praga (Czech Rep), Zlota, Szczeczin, and Josefoslaw (Poland). The cash proceeds from this transaction amount to € 23 Million and generates a profit of € 6,2 Million. In January 2008, the group also sold 25% in a fifth residential development, Benice, 15km from Prague for € 8,6 Million cash proceeds. The financing of these developments will be shared proportionately based on the percentage of holding.

B) Hospitality JV with AIG

The capital gain generated on the sale of 50% of the hospitality portfolio to a joint-venture with AIG amounted to € 18,6 Million. The cash proceeds amounted to € 50 Million in 2007.

C) Pier Eins - Duisburg

In December, the group sold the Pier Eins office building in Duisburg for cash proceeds of € 27 Million, 8% above June fair value with a 5,9% yield. This transaction illustrates the capacity of the group to dispose of mature assets and realize capital gains. From a market point of view, this deal also illustrated investors' appetites for well managed assets.

D) Vinohrady

In 2007, Orco started the disposal of its Prague Vinohrady residential portfolio, selling the units one by one. By December 2007, 21 units were sold and another 25 FPC were signed. The remaining units are expected to be sold by the end of 2009. The flats are currently selling at DTZ values.

E) Perspectives for 2008

For 2008, the group intends to continue a program of selective disposals of both residential and commercial assets. The program will concern matured logistic and commercial assets and will correspond to net cash proceeds for the group amounting to € 80 Million. This strategy will allow the group to reallocate the equity to more value creative projects.

V) 2007 acquisitions amount to 891 M€

The group completed € 891 Million of acquisitions in 2007 spread over the eight countries in which the group is active. Apart from GSG, which is the largest one, and which makes Orco Germany the first private owner of commercial assets in Berlin, it is worth mentioning our first acquisitions in Russia (Molcom and Otrada).

Buildings & land bank	Country	Investment (€ Million)
Buildings		**719.7**
GSG	Germany	378.0
Molcom	Russia	92.0
Gebauer Höfe	Germany	42.9
Orco House	Luxembourg	31.2
Mostecka	Czech Republic	21.0
Hradcanska	Czech Republic	21.2
City Gate	Slovakia	21.0
Dunaj	Slovakia	18.9
Other buildings	All countries	93.5
Land bank		**171.0**
Wertheim	Germany	78.9
Otrada	Russia	41.3
Origo	Hungary	9.2
Other land bank	All countries	41.6
Total		**890.7**

Otrada, a wide ranging residential project near Moscow, has a large land bank, stretching over several hectares. The group will build luxury low-rise apartment buildings that will be developed in four phases. Orco will participate in the second phase at a 60% ownership JV with a local partner.

Orco House, a building located at Capellen in the Grand-Duchy of Luxembourg, is the first important investment on the Luxembourg real estate market. The building develops 7 750 sqm and 250 parking bays. With the exception of 470 sq m, the building is entirely let to first class tenants. Part of it is used by Orco Property Group as headquarters.

The plot of real estate at Leipziger Platz generally referred to as the “Wertheim site” has come another step closer to development. In September 2007, Orco Germany and the Berlin Senate Administration for Urban Development initiated an urban design competition for a master plan. On March 18th 2008, the jury awarded first prize to the design by the Berlin-based architectural firm Kleihues + Kleihues.
The qualified master plan may ultimately be designed for 120 000 sqm (vs 80 000 sqm initially anticipated). Orco Germany is planning to provide the following individual usages on the site: 55% for shopping and entertainment, 30% residential, 15% for office spaces and 760 parking spaces. The construction is scheduled to begin in spring of 2009 and is planned to be completed in mid-2012. The plot has been acquired for € 78,9 Million in 2007 and generated € 19,5 Million of revaluation profit in December 2007. The total expected capex on the project will be € 300 Million.

VI) Dividend + 40% to €1,4 per share

The board of directors will propose to shareholders at the General Assembly to vote for the increase of the dividend by 40% to € 1,40 per share. The payment can be made at the election of the shareholder in cash or in shares. The coupon date is April 29th 2008.

VII) Extract from the financial statements as at December, 31st 2007 (in K €)

A) Consolidated Profit & Loss

In K€	December 2007 Unaudited	December 2006
Revenue	**299,229**	**172,908**
Net gain from fair value adjustment on investment property	147,376	145,901
Other operating income	30,878	2,786
Cost of sales	-147,782	-119,224
Employee benefit	-58,198	-30,141
Amortization, impairments and provisions	-17,027	-4,076
Result from activities held for sale		0
Other operating expenses	-77,372	-33,906
Operating result	**177,104**	**134,248**
Interest expenses	-66,345	-18,133
Interest income	8,911	2,393
Foreign exchange result	-5,662	-3,624
Other financial results	-10,763	8,040
Financial result	**-73,859**	**-11,324**
Profit before income taxes	**103,245**	**122,924**
Income taxes	-2,341	-25,069
Net profit	**100,904**	**97,855**
Attibutable to minority interests	-13,396	-1,156
Attributable to the Group	**87,508**	**96,699**

B) Consolidated Balance Sheet

In K€ Assets	December 2007 Unaudited	December 2006	Equity and liabilities	December 2007 Unaudited	December 2006
NON-CURRENT ASSETS	**2,147,468**	**992,605**	**EQUITY**	**939,835**	**518,425**
Intangible assets	**67,016**	**1,545**	**Shareholders'equity**	**736,012**	**454,232**
Investment property	**1,564,947**	**749,438**	**Minority interests**	**203,823**	**64,193**
Property, plant and equipment	**419,575**	**213,860**			
Hotels and own-occupied buildings	294,170	165,502	**LIABILITIES**	**2,003,428**	**960,456**
Fixtures and fittings	21,036	15,036	**Non-current liabilities**	**1,587,783**	**673,075**
Properties under development	104,369	33,322	Bonds	472,812	240,854
			Financial debts	831,724	315,106
Financial assets	**82,182**	**21,196**	Provisions	18,154	11,822
			Derivative Instruments	21,153	16,545
Deferred tax assets	**13,748**	**6,566**	**Deferred tax liabilities**	**243,940**	**88,748**
CURRENT ASSETS	**795,795**	**485,468**	**Current liabilities**	**415,645**	**287,381**
Inventories	323,698	248,884	Financial debt	175,216	95,370
Trade receivables	64,891	52,602	Trade payables	50,220	55,526
Other receivables	115,610	42,597	Advance payments	101,678	63,377
Derivative Instruments	22,396	22,595	Provisions	21,813	18,992
Current Financial Assets	11,222	20,451	Derivative Instruments	4,872	161
Cash and cash equivalents	257,977	98,339	Other current liabilities	61,846	53,955
Held for sale activities	**0**	**2,281**	**Held for sale activities**	**0**	**1,473**
TOTAL	**2,943,263**	**1,480,354**	**TOTAL**	**2,943,263**	**1,480,354**

C) Summary of the consolidated cash flow statement

In K€	December 2007 Unaudited	December 2006
NET CASH FROM OPERATING ACTIVITIES	**10,330**	**12,633**
NET CASH USED IN INVESTING ACTIVITIES	**-874,615**	**-433,943**
NET CASH FROM FINANCING ACTIVITIES	**1,022,396**	**469,206**
NET INCREASE IN CASH	**158,111**	**47,896**
Cash and cash equivalents at the beginning of the period	98,344	49,089
Exchange difference on cash	1,522	1,359
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**257,977**	**98,344**

For additional information please visit: www.orcogroup.com or contact:

Luxembourg
Luc Leroi
Tel : + 352 26 47 67 47
lleroi@orcogroup.com

Paris
Sévérine Farjon
Tel :+33 1 40 67 67 00
sfarjon@orcogroup.com

Prague
Alès Vobruba
Tel : +42 02 21 416 311
avobruba@orcogroup.com

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Orco Property Group is a leading investor, developer and asset manager in the Central European real estate and hospitality market, currently managing assets of approximately EUR 2, 5 billion. Operating in Central Europe since 1991, Orco Property Group is a public company, based in Luxembourg, and listed on the Euronext, Prague, Warsaw and Budapest Stock Exchanges. Orco Property Group's portfolio includes, IPB Real, MaMaison Hotels & Apartments, Viterra Development, Gewerbesiedlungs-Gesellschaft mbH (GSG), Orco Real Estate, Orco MOLCOM and other retail properties. Orco Property Group operates in a number of countries including, mainly, the Czech Republic, Hungary, Poland, Russia, Croatia, Germany and Slovakia. Orco Property Group is continually analysing investment into new territories.

Orco Property Group is also sponsor of The Endurance Real Estate Fund, a Luxembourg–regulated closed–end mutual fund (f*onds commun de placement - fonds d'investissement spécialisé*) organised as an umbrella fund with six sub-funds focused on real estate acquisitions on office and retail, residential, industrial & logistic, and Health Care markets.