

GUOCO GROUP LIMITED
(Incorporated in Bermuda with limited liability)
(Stock Code: 53)

OVERSEAS REGULATORY ANNOUNCEMENT

(This overseas regulatory announcement is issued pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.)


Please refer to the attached announcement on the next page.

The board of directors of Guoco currently comprises Mr. Quek Leng Chan as Executive Chairman; Mr. Kwek Leng Hai as President, CEO; Mr. Tan Lim Heng and Mr. James Eng, Jr. as executive directors; Mr. Kwek Leng San as non-executive director and Mr. Sat Pal Khattar, Mr. Volker Stoeckel and Mr. Ding Wai Chuen as independent non-executive directors.

Print this page

Miscellaneous	
* Asterisks denote mandatory information	
Name of Announcer *	GUOCOLAND LIMITED
Company Registration No.	197600660W
Announcement submitted on behalf of	GUOCOLAND LIMITED
Announcement is submitted with respect to *	GUOCOLAND LIMITED
Announcement is submitted by *	DAWN PAMELA LUM
Designation *	GROUP COMPANY SECRETARY
Date & Time of Broadcast	28-Aug-2008 18:36:06
Announcement No.	00124

>> Announcement Details
 The details of the announcement start here ...

Announcement Title *	Additional Information on the Full Year Financial Statement and Dividend Announcement for the Financial Period ended 30 June 2008 ("Full Year Results")
Description	
Attachments	 Ann-AdditionalinforFullYrResultsforFY300608-28Aug08.pdf Total size = 23K (2048K size limit recommended)

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Additional Information on the Full Year Financial Statement and Dividend Announcement for the Financial Period ended 30 June 2008 ("Full Year Results")

Further to the Company's announcement of its Full Year Results on 22 August 2008, appended below is the additional information requested by the Singapore Exchange Limited ("SGX") in its email of 27 August 2008:

- 1. SGX Query (a): We note in Paragraph 1(a) of the results announcement that 'Administrative expenses' has increased by 37% from S\$30.053 million in FY2007 to S\$41.086 million in FY2008. In respect of the above, please provide breakdown of major items of 'Administrative expenses' and provide reasons for the increase.**

The breakdown of the major items of administrative expenses is as follows:-

Administrative Expenses	FY2007/08	FY2006/07
	S\$'000	S\$'000
* (i) Staff and occupancy expenses	14,950	8,040
** (ii) Other expenses	26,136	22,013
Total	<u>41,086</u>	<u>30,053</u>

* (i) Staff and occupancy expenses:

- (a) There was a substantial increase in staff headcount in China and Vietnam arising from new projects, start-up of a new retail management unit in Singapore, with a corresponding increase in occupancy costs.
- (b) Reclassification of staff expenses in Malaysia operations from cost of sales to administrative expenses.

** (ii) Other expenses:

These included professional and legal fees, marketing and management fees, depreciation and other general and administrative expenses. These expenses were also mainly attributable to the new projects acquired in China and Vietnam.

- 2. SGX Query (b): We note in Paragraph 1(a) of the results announcement that the 'Other expenses' has increased from S\$0.369 million in FY2007 to S\$9.455 million in FY2008. In respect of the above, please provide details on 'Other expenses' and provide reasons for the increase.**

With regard to other expenses of S\$9.455 million, these comprise mainly:-

- (i) mark-to-market loss of S\$2.4 million on derivative financial instruments as set out in Paragraph 1(a)(i) of the announcement of our Full Year Results – “Breakdown and explanatory notes to the income statement”; and
- (ii) (a) interest of S\$2.9m for late payment of tax assessed and paid in respect of a previously completed development in PRC;
- (b) penalty of S\$2.3m assessed by the Tax Bureau in PRC in respect of the same completed development, which is disputed.

Dated this 28th day of August 2008

By Order of the Board

Dawn Pamela Lum
Group Company Secretary

Submitted by Dawn Pamela Lum, Group Company Secretary on 28/08/2008 to the SGX-ST