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國浩集團有限公司
Guoco Group Limited

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

ANNOUNCEMENT OF UNAUDITED CONSOLIDATED THIRD QUARTER AND NINE MONTHS FINANCIAL RESULTS BY SUBSIDIARY – GUOCOLAND LIMITED, SINGAPORE

THIS IS NOT THE ANNOUNCEMENT OF THE FINANCIAL RESULTS OF GUOCO GROUP LIMITED (“GUOCO”). THIS ANNOUNCEMENT IS MADE BY GUOCO PURSUANT TO RULE 13.09 OF THE LISTING RULES TO PROVIDE SHAREHOLDERS OF GUOCO WITH FINANCIAL INFORMATION ON A LISTED SUBSIDIARY OF GUOCO, GUOCOLAND LIMITED, WHICH HAS ANNOUNCED ON 17 APRIL 2009 ITS UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED 31 MARCH 2009.

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

GuocoLand, a 65.2% owned subsidiary of Guoco and listed on the SGX-ST, has announced on 17 April 2009 the unaudited consolidated financial results of the GuocoLand Group for the third quarter and nine months ended 31 March 2009.

GuocoLand Limited (“GuocoLand”), a 65.2% owned subsidiary of Guoco and listed on Singapore Exchange Securities Trading Limited (“SGX-ST”), has announced on 17 April 2009 the unaudited consolidated financial results of GuocoLand and its subsidiaries (“GuocoLand Group”) for the third quarter and nine months ended 31 March 2009. The summary of unaudited consolidated financial results of the GuocoLand Group for the third quarter and nine months ended 31 March 2009 together with the comparative figures of the previous corresponding financial periods as well as the current development on its Dongzhimen project in Beijing, the People’s Republic of China (the “PRC”) are provided below:

GUOCOLAND LIMITED

Summary of the unaudited consolidated financial results of the GuocoLand Group for the third quarter and nine months ended 31 March 2009

(Note: The expressions “Company”, “Group” and “\$” mean “GuocoLand”, “GuocoLand Group” and “Singapore dollars” respectively.)

	Third Quarter ended 31/03/2009	Third Quarter ended 31/03/2008	Nine Months ended 31/03/2009	Nine Months ended 31/03/2008
	\$'000	\$'000	\$'000	\$'000
Revenue	126,098	104,005	373,840	506,069
Profit before income tax	4,911	7,557	10,267	92,804
Income tax	(759)	(6,947)	(6,579)	(29,722)
Profit for the period	4,152	610	3,688	63,082
Attributable to:				
Equity holders of the Company	4,892	2,565	2,926	63,205
Minority interests	(740)	(1,955)	762	(123)
Profit for the period	4,152	610	3,688	63,082

Dividend

No ordinary dividend has been declared or recommended for the third quarter and nine months ended 31 March 2009.

Current Development on Dongzhimen Project in Beijing, the PRC

With regard to the legal disputes in relation to the Group’s 90% interest in the Dongzhimen project (“DZM Project”), details had been recapped in Note 36 of the Financial Statements in the Company’s Annual Report 2008 and Note 17 to the Unaudited Interim Financial Report in Guoco’s Interim Report for the six months ended 31 December 2008 (collectively, the “Notes”). As the DZM Project is located in Beijing, GuocoLand (China) Limited (“GLC”), the Group’s wholly-owned

Current Development on Dongzhimen Project in Beijing, the PRC (Cont'd)

subsidiary, has consolidated its legal actions which are now before the Beijing Intermediate Court. GLC is seeking, inter alia, for an order as rightful owner that 90% interest in Beijing Cheng Jian Dong Hua Real Estate Development Company Limited ("CJDH"), the company undertaking the DZM Project, be transferred to GLC or its nominee. Pending final resolution of the aforesaid legal actions, the Beijing Intermediate Court had granted GLC's application for an asset preservation order in respect of the 90% shareholding in CJDH held by Hainan Jing Hao Asset Limited ("Hainan Co").

Separately, GLC has also filed an appeal against the decision of the Hainan Trade Bureau in reverting registration of its 100% interest in Hainan Co to the original shareholders being two of the vendors of the DZM Project, and the matter is currently before the Hainan High Court. In view of the ongoing litigation in the PRC courts including the alleged claims by Shenzhen Development Bank and Agricultural Bank of China referred to in the Notes, GLC has withheld a balance amount of Rmb2.58 billion out of the purchase consideration of Rmb5.8 billion for the DZM Project.

Remarks: Details of the unaudited consolidated financial results of the GuocoLand Group for the third quarter and nine months ended 31 March 2009 are accessible at SGX-ST's website: <http://www.ses.com.sg> and also posted by Guoco as overseas regulatory announcement on its website: <http://www.guoco.com>.

As at the date of this announcement, the board of directors of Guoco 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.

By Order of the Board
Stella Lo Sze Man
Company Secretary

Hong Kong, 17 April 2009