國浩集團有限公司
Guoco Group Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 53)

Announcement of Final Results for the Year Ended 30 June 2011

FINANCIAL HIGHLIGHTS

		2011 HK$'M	2010 HK$'M	Increase/ (Decrease)
Turnover		**37,528**	17,599	*113%*
Revenue		**7,662**	5,925	*29%*
Profit from operations before finance cost		**2,968**	3,058	*(3%)*
Profit attributable to shareholders of the Company		**4,159**	2,831	*47%*
		HK$	HK$	
Earnings per share		**12.80**	8.71	*47%*
Dividend per share:	Interim	**1.00**	0.80	
	Proposed final	**2.20**	2.00	
	Total	**3.20**	2.80	*14%*
Equity per share attributable to shareholders of the Company		**148.94**	131.75	*13%*

RESULTS

The consolidated results of Guoco Group Limited (the "Company") and its subsidiaries (the "Group") for the financial year ended 30 June 2011 together with comparative figures for the previous year are as follows:

CONSOLIDATED INCOME STATEMENT

	Note	**2011**	2010
		HK$'000	HK$'000
Turnover	2 & 3	**37,528,009**	17,598,886
Revenue	2 & 3	**7,662,110**	5,924,746
Cost of sales		**(3,639,105)**	(2,990,385)
Other attributable costs		**(179,635)**	(153,399)
		3,843,370	2,780,962
Other revenue		**565,714**	404,174
Other net income	4	**838,411**	1,711,151
Administrative and other operating expenses		**(2,279,620)**	(1,837,920)
Profit from operations before finance cost		**2,967,875**	3,058,367
Finance cost	2(b) & 5(a)	**(541,651)**	(471,011)
Profit from operations	2	**2,426,224**	2,587,356
Valuation surplus on investment properties		**446,923**	35,458
Profit on disposal of an associate		**324,738**	-
Share of profits of associates	5(c)	**1,686,418**	630,926
Share of profits less losses of jointly controlled entities	5(c)	**58,252**	15,553
Profit for the year before taxation	2 & 5	**4,942,555**	3,269,293
Tax expenses	6	**(341,502)**	(133,907)
Profit for the year		**4,601,053**	3,135,386
Attributable to :			
Shareholders of the Company		**4,159,400**	2,830,611
Non-controlling interests		**441,653**	304,775
Profit for the year		**4,601,053**	3,135,386
Appropriations:			
Final dividend paid in respect of prior year	7	**(652,644)**	(489,701)
Interim dividend paid in respect of current year	7	**(324,209)**	(260,847)
		(976,853)	(750,548)
Earnings per share		**HK$**	HK$
Basic	8	**12.80**	8.71
Diluted	8	**12.80**	8.71
		HK$'000	HK$'000
Proposed final dividend	7	**723,913**	658,103

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	2011 HK$'000	2010 HK$'000
Profit for the year	**4,601,053**	3,135,386
Other comprehensive income for the year (after tax and reclassification adjustments)		
Exchange differences on translation of the financial statements of foreign subsidiaries, associates and jointly controlled entities	**1,566,817**	(306,612)
Exchange differences on monetary items forming part of the net investments in foreign subsidiaries and associates	**(172,848)**	53,292
Changes in fair value of available-for-sale financial assets	**1,331,881**	798,329
Transfer to profit or loss on derecognition / disposal of available-for-sale financial assets	**1,004**	398,608
Release of valuation reserve upon disposal of properties	**-**	(1,129)
Actuarial losses on defined benefit obligation	**(69,256)**	-
Share of other comprehensive income of associates	**538,374**	4,476
Other comprehensive income for the year, net of tax	**3,195,972**	946,964
Total comprehensive income for the year	**7,797,025**	4,082,350
Total comprehensive income for the year attributable to:		
Shareholders of the Company	**6,881,513**	3,859,536
Non-controlling interests	**915,512**	222,814
	7,797,025	4,082,350

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	2011 HK$'000	2010 HK$'000
NON-CURRENT ASSETS			
Fixed assets			
- Investment properties		**10,789,900**	2,616,609
- Other property, plant and equipment		**14,271,504**	9,948,035
Interest in associates		**4,886,320**	5,292,333
Interest in jointly controlled entities		**938,439**	836,083
Available-for-sale financial assets		**11,178,229**	5,965,598
Deferred tax assets		**112,604**	1,160
Intangible assets		**8,021,877**	1,266,740
Goodwill		**534,755**	265,020
		50,733,628	26,191,578
CURRENT ASSETS			
Development properties		**27,470,975**	21,393,197
Properties held for sale		**1,864,792**	1,429,317
Trade and other receivables	9	**4,269,903**	2,281,623
Trading financial assets		**16,922,533**	18,135,574
Cash and short term funds		**15,591,423**	6,412,166
		66,119,626	49,651,877
CURRENT LIABILITIES			
Trade and other payables	10	**5,670,285**	5,742,194
Current portion of bank loans and other borrowings		**30,369,867**	7,414,400
Taxation		**1,440,539**	319,230
Provisions and other liabilities		**128,753**	9,777
		37,609,444	13,485,601
NET CURRENT ASSETS		**28,510,182**	36,166,276
TOTAL ASSETS LESS CURRENT LIABILITIES		**79,243,810**	62,357,854
NON-CURRENT LIABILITIES			
Non-current portion of bank loans and other borrowings		**17,044,811**	10,858,623
Amount due to non-controlling interests		**602,782**	-
Provisions and other liabilities		**665,470**	53,385
Deferred tax liabilities		**695,759**	634,740
		19,008,822	11,546,748
NET ASSETS		**60,234,988**	50,811,106
CAPITAL AND RESERVES			
Share capital		**1,280,415**	1,280,736
Reserves		**47,727,066**	42,072,043
Equity attributable to shareholders of the Company		**49,007,481**	43,352,779
Non-controlling interests		**11,227,507**	7,458,327
TOTAL EQUITY		**60,234,988**	50,811,106

Notes:

1. ACCOUNTING POLICIES AND BASIS OF PREPARATION

(a) Statement of compliance

Although not required to do so under the Bye-Laws of the Company, these financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

(b) The HKICPA has issued certain revised HKFRSs, amendments to HKFRSs and interpretations that are first effective for the current accounting period of the Group and the Company. The adoption of the revised standards, amendments and interpretations had no material impact on the Group's results and financial positions.

The Group has not applied any new/revised standard or interpretation that is not yet effective for the current accounting period.

(c) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 30 June 2011 comprise the Group and its interests in associates and jointly controlled entities.

The measurement basis used in the preparation of the financial statements is the historical cost modified by the revaluation of investment properties and the marking to market of certain financial instruments.

The preparation of financial statements in conformity with HKFRSs requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

2. SEGMENT REPORTING

In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment, the Group has six reportable segments, as described below, which are the Group's strategic business units. The strategic business units engage in different business activities, offer different products and services and are managed separately. The following summary describes the operations in each of the Group's reportable segments:

Segment	Business activities	Operated by
Principal investment:	This segment covers equity and direct investments as well as treasury operations, with trading and strategic investments in global capital markets.	Subsidiaries
Property development and investment:	This segment involves development of residential and commercial properties and holding properties for rental income in the key geographical markets of Singapore, China, Malaysia and Vietnam.	Subsidiaries
Hospitality and leisure business:	This business segment owns, leases or manages hotels and operates gaming business in the United Kingdom, Spain and Belgium.	Subsidiaries and associate
Securities, commodities and brokerage:	This segment provides stock and commodities broking and corporate advisory services principally in Hong Kong.	Subsidiary
Oil and gas:	This segment receives royalty income from the entitlement of Bass Strait oil trust in Australia.	Subsidiary
Financial services:	This segment covers commercial and consumer banking, Islamic banking, investment banking, life and general insurance, Takaful insurance, fund management and unit trust, corporate advisory services and stockbroking.	Associate

Performance is evaluated on the basis of profit or loss from operations before taxation. Inter-segment pricing is determined on an arm's length basis. The Group's measurement methods used to determine reported segment profit or loss remain unchanged from Year 2009/10.

2. SEGMENT REPORTING (cont'd)

Information regarding the Group's reportable segments for the purposes of resource allocation and assessment of segment performance for the year is set out below.

(a) Reportable segment revenue and profit or loss, assets and liabilities

	Principal investment HK$'000	Property development and investment HK$'000	Hospitality and leisure business HK$'000	Securities, commodities and brokerage HK$'000	Oil and gas HK$'000	Financial services HK$'000	Total HK$'000
Segment revenue and profit or loss							
For the year ended 30 June 2011							
Turnover	30,573,596	2,952,981	3,934,371	67,061	-	-	37,528,009
Revenue from external customers	707,697	2,952,981	3,934,371	67,061	-	-	7,662,110
Inter-segment revenue	23,892	7,931	-	5,432	-	-	37,255
Reportable segment revenue	731,589	2,960,912	3,934,371	72,493	-	-	7,699,365
Operating profit	1,338,028	620,923	708,140	15,386	307,290	-	2,989,767
Finance cost	(39,340)	(208,289)	(311,742)	(1,121)	(3,051)	-	(563,543)
Valuation surplus on investment properties	-	446,923	-	-	-	-	446,923
Profit on disposal of an associate	324,738	-	-	-	-	-	324,738
Share of profits of associates	5,821	53,427	497,789	-	-	1,129,381	1,686,418
Share of profits less losses of jointly controlled entities	-	58,252	-	-	-	-	58,252
Profit before taxation	1,629,247	971,236	894,187	14,265	304,239	1,129,381	4,942,555
Segment assets and liabilities							
As at 30 June 2011							
Reportable segment assets	34,970,120	49,813,596	24,701,201	410,695	1,132,883	-	111,028,495
Interest in associates	-	318,076	-	-	-	4,568,244	4,886,320
Interest in jointly controlled entities	-	938,439	-	-	-	-	938,439
Total assets	34,970,120	51,070,111	24,701,201	410,695	1,132,883	4,568,244	116,853,254
Reportable segment liabilities	10,443,449	34,882,381	11,172,734	118,869	833	-	56,618,266

2. SEGMENT REPORTING (cont'd)

(a) Reportable segment revenue and profit or loss, assets and liabilities (cont'd)

	Principal investment HK$'000	Property development and investment HK$'000	Hospitality and leisure business HK$'000	Securities, commodities and brokerage HK$'000	Oil and gas HK$'000	Financial services HK$'000	Total HK$'000
Segment revenue and profit or loss							
For the year ended 30 June 2010							
Turnover	12,089,656	2,791,680	2,651,468	66,082	-	-	17,598,886
Revenue from external customers	415,516	2,791,680	2,651,468	66,082	-	-	5,924,746
Inter-segment revenue	21,251	7,816	-	4,678	-	-	33,745
Reportable segment revenue	436,767	2,799,496	2,651,468	70,760	-	-	5,958,491
Operating profit	1,712,163	718,991	382,199	13,864	248,066	-	3,075,283
Finance cost	(3,067)	(200,791)	(259,711)	(771)	(23,587)	-	(487,927)
Valuation surplus on investment properties	-	35,458	-	-	-	-	35,458
Share of profits of associates	37,155	13,903	131,985	-	-	447,883	630,926
Share of profits of jointly controlled entities	-	15,553	-	-	-	-	15,553
Profit before taxation	1,746,251	583,114	254,473	13,093	224,479	447,883	3,269,293
Segment assets and liabilities							
As at 30 June 2010							
Reportable segment assets	26,607,025	31,730,545	10,153,528	308,597	915,344	-	69,715,039
Interest in associates	339,275	288,326	1,731,445	-	-	2,933,287	5,292,333
Interest in jointly controlled entities	-	836,083	-	-	-	-	836,083
Total assets	26,946,300	32,854,954	11,884,973	308,597	915,344	2,933,287	75,843,455
Reportable segment liabilities	1,510,033	18,941,633	4,519,264	60,298	1,121	-	25,032,349

2. SEGMENT REPORTING (cont'd)

(b) Reconciliations of reportable segment revenue and finance cost

Revenue

	2011	2010
	HK$'000	HK$'000
Reportable segment revenue	**7,699,365**	5,958,491
Elimination of inter-segment revenue	**(37,255)**	(33,745)
Consolidated revenue (note 3)	**7,662,110**	5,924,746

Finance cost

	2011	2010
	HK$'000	HK$'000
Reportable finance cost	**(563,543)**	(487,927)
Elimination of inter-segment finance cost	**21,892**	16,916
Consolidated finance cost (note 5 (a))	**(541,651)**	(471,011)

2. SEGMENT REPORTING (cont'd)

(c) Geographical information

The following table sets out information about the geographical location of the Group's revenue from external customers, profit/(loss) from operations, the Group's total assets and non-current assets other than financial instruments and deferred tax assets ("specified non-current assets"). The geographical information is classified by reference to the location of the income generating entities.

	Revenue from external customers			Profit/(loss) from operations	
	2011	2010		**2011**	2010
	HK$'000	HK$'000		**HK$'000**	HK$'000
The People's Republic of China					
Hong Kong	**781,661**	489,693		**1,308,019**	1,694,314
Mainland China	**2,466,251**	1,832,572	**Note**	**496,224**	412,472
United Kingdom and Continental Europe	**3,684,757**	2,492,713		**390,220**	112,181
Singapore	**304,177**	516,075	**Note**	**(20,694)**	156,941
Australasia and others	**425,264**	593,693	**Note**	**252,455**	211,448
	7,662,110	5,924,746		**2,426,224**	2,587,356

	Segment assets		Specified non-current assets	
	2011	2010	**2011**	2010
	HK$'000	HK$'000	**HK$'000**	HK$'000
The People's Republic of China				
Hong Kong	**35,219,291**	26,958,404	**397,146**	309,336
Mainland China	**21,078,641**	15,576,973	**1,152,246**	725,771
United Kingdom and Continental Europe	**22,195,073**	11,466,328	**19,122,562**	10,700,132
Singapore	**25,776,735**	11,727,043	**10,371,990**	2,142,251
Australasia and others	**12,583,514**	10,114,707	**8,398,851**	6,347,330
	116,853,254	75,843,455	**39,442,795**	20,224,820

Note:

In accordance with applicable Hong Kong Financial Reporting Standards, at Group level we have recognised revenue arising from the pre-sale of properties upon completion of development projects instead of the percentage of completion method adopted by GuocoLand Limited ("GuocoLand") as permitted under the relevant Singapore Accounting Standards. Accordingly, operating profits of GuocoLand for the year amounting to HK$575.9 million (2010: HK$180.6 million) and HK$71.6 million (2010: HK$411.8 million) in Singapore and Mainland China and other countries respectively have been deferred for recognition in the Group accounts. The Group has recognised operating profits of GuocoLand which have been deferred in previous years amounting to HK$nil (2010: HK$nil) and HK$428.0 million (2010: HK$145.6 million) in Singapore and Mainland China and other countries respectively for those development projects completed during the year. Up to 30 June 2011, accumulated operating profits of GuocoLand totalling HK$816.4 million (2010: HK$220.3 million) in Singapore and HK$89.5 million (2010: HK$408.7 million) in Mainland China and other countries have been deferred for recognition, and will be recognised by the Group upon completion of the relevant development projects in subsequent years.

3. TURNOVER AND REVENUE

The principal activity of the Company is investment holding. The principal activities of the subsidiaries which materially affected the results or assets of the Group during the year include principal investment, property development and investment, securities and commodities broking, investment advisory and hotel and gaming operations.

An analysis of the amount of each significant category of turnover and revenue from principal activities during the year is as follows:

	2011	2010
	HK$'000	HK$'000
Revenue from sale of properties	**2,749,835**	2,603,197
Revenue from hotel and gaming operations	**3,862,625**	2,586,896
Interest income		
- from listed securities	**15,573**	13,467
- others	**203,651**	253,374
Dividend income from listed securities	**601,319**	249,537
Rental income from properties	**150,435**	144,105
Securities commission and brokerage	**50,500**	54,662
Others	**28,172**	19,508
Revenue	**7,662,110**	5,924,746
Proceeds from sale of investments in securities	**29,865,899**	11,674,140
Turnover	**37,528,009**	17,598,886

In addition to turnover, revenue is used in presenting segmental information in note 2.

4. OTHER NET INCOME

	2011	2010
	HK$'000	HK$'000
Net realised and unrealised gains on trading financial assets	**468,784**	624,044
Net realised and unrealised (losses) / gains on derivative financial instruments	**(25,915)**	78,755
Net realised gains / (losses) on disposal of available-for-sale financial assets	**12,078**	(436)
Gain on derecognition of an associate / available-for-sale financial assets	**16,545**	280,674
Net (losses) / gains on foreign exchange contracts	**(981)**	28,016
Other exchange gains	**360,818**	575,571
Net gains on disposal of fixed assets	**1,323**	389
Net gains on liquidation of subsidiaries	**-**	42,861
Gain on disposal of jointly controlled entities	**-**	52,397
Other income	**5,759**	28,880
	838,411	1,711,151

5. PROFIT FOR THE YEAR BEFORE TAXATION

Profit for the year before taxation is arrived at after charging / (crediting):

(a) Finance cost

	2011	2010
	HK$'000	HK$'000
Interest on bank advances and other borrowings wholly repayable within five years	**681,322**	497,470
Other borrowing costs	**300,488**	298,096
Total borrowing costs	**981,810**	795,566
Less: borrowing costs capitalised into development properties (Note)	**(440,159)**	(324,555)
	541,651	471,011

Note: The borrowing costs have been capitalised at rates of 0.66% to 6.36% per annum (2010: 0.67% to 6.34%).

(b) Staff cost

	2011	2010
	HK$'000	HK$'000
Contributions to defined contribution retirement plan	**25,791**	13,864
Expenses recognised in respect of defined benefit retirement plans	**-**	10,291
Total retirement costs	**25,791**	24,155
Equity settled share-based payment expenses	**16,981**	18,558
Salaries, wages and other benefits	**1,281,847**	1,003,868
	1,324,619	1,046,581

(c) Other items

	2011	2010
	HK$'000	HK$'000
Depreciation	**259,358**	218,329
Write-back of impairment loss on properties	**(10,919)**	(23,447)
Amortisation		
- Bass Strait oil and gas royalty	**33,402**	52,187
- casino licences and brand name	**5,845**	-
Operating lease charges		
- properties	**69,061**	30,032
- others	**29,075**	15,429
Auditors' remuneration		
- audit services	**13,316**	11,498
- tax services	**148**	-
- other services	**8,335**	413
Donations	**2,467**	2,725
Gross rental income from investment properties	**(150,435)**	(144,105)
Less: direct outgoings	**32,305**	32,095
Net rental income	**(118,130)**	(112,010)
Share of (profits) / losses of associates:		
- listed	**(1,650,556)**	(634,374)
- unlisted	**(35,862)**	3,448
	(1,686,418)	(630,926)
Share of profits less losses of jointly controlled entities:		
- unlisted	**(58,252)**	(15,553)

6. TAXATION

Tax expenses in the consolidated income statement represents:

	2011 HK$'000	2010 HK$'000
Current tax - Hong Kong Profits Tax		
Tax for the year	**(22,631)**	(22,684)
Over-provision in respect of prior years	**1,330**	117
	(21,301)	(22,567)
Current tax - Overseas		
Tax for the year	**(305,547)**	(281,640)
Over-provision in respect of prior years	**31,838**	50,988
	(273,709)	(230,652)
Deferred tax		
Origination and reversal of temporary differences	**(22,600)**	119,312
Utilisation of deferred tax asset in relation to tax losses	**(23,254)**	-
Effect of changes in tax rate on deferred tax balances	**(638)**	-
	(46,492)	119,312
	(341,502)	(133,907)

The provision for Hong Kong Profits Tax is calculated at 16.5% (2010: 16.5%) of the estimated assessable profits for the year ended 30 June 2011. Taxation for overseas subsidiaries is similarly charged at the appropriate current rates of taxation ruling in the relevant countries.

7. DIVIDENDS

	2011	2010
	HK$'000	HK$'000
Year 2009/2010:		
Final dividend paid of HK$2.00 per ordinary share		
(Year 2008/2009: HK$1.50 per ordinary share)	**652,644**	489,701
Year 2010/2011:		
Interim dividend paid of HK$1.00 per ordinary share		
(Year 2009/2010: HK$0.80 per ordinary share)	**324,209**	260,847
	976,853	750,548
Year 2010/2011:		
Proposed final dividend of HK$2.20 per ordinary share		
(Year 2009/2010: HK$2.00 per ordinary share)	**723,913**	658,103

The final dividend proposed for the year ended 30 June 2011 of HK$723,913,000 (2010: HK$658,103,000) is calculated based on 329,051,373 ordinary shares (2010: 329,051,373 ordinary shares) in issue as at 30 June 2011.

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period in the accounts.

8. EARNINGS PER SHARE

(a) Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to shareholders of the Company of HK$4,159,400,000 (2010: HK$2,830,611,000) and the weighted average number of 325,024,511 ordinary shares (2010: 325,024,511 ordinary shares) in issue during the year.

(b) Diluted earnings per share

For the year ended 30 June 2011, the calculation of diluted earnings per share is based on the profit attributable to shareholders of the Company of HK$4,158,786,000 and the weighted average number of 325,024,511 ordinary shares in issue during the year after adjusting for the effect of all dilutive potential ordinary shares.

For the year ended 30 June 2010, the potential ordinary shares outstanding during the year had an anti-dilutive effect on the basic earnings per share.

9. TRADE AND OTHER RECEIVABLES

	2011	2010
	HK$'000	HK$'000
Trade debtors	**2,412,739**	1,575,212
Deposits and prepayments	**1,800,672**	628,030
Derivative financial instruments, at fair value	**45,713**	63,233
Interest receivables	**10,779**	15,148
	4,269,903	2,281,623

Included in trade and other receivables is HK$55.3 million (2010: HK$798.7 million) which is expected to be recovered after one year.

Included in trade and other receivables are trade debtors (net of allowance for bad and doubtful debts) with the following ageing analysis as of the end of the reporting period:

	2011	2010
	HK$'000	HK$'000
Current	**2,308,376**	690,531
1 to 3 months	**37,504**	45,266
More than 3 months	**66,859**	839,415
	2,412,739	1,575,212

10. TRADE AND OTHER PAYABLES

	2011	2010
	HK$'000	HK$'000
Trade creditors	**813,951**	624,854
Other payables and accrued operating expenses	**4,578,376**	4,839,811
Derivative financial instruments, at fair value	**180,872**	185,113
Amounts due to fellow subsidiaries	**94,300**	89,816
Amounts due to associates	**296**	280
Amounts due to jointly controlled entities	**2,490**	2,320
	5,670,285	5,742,194

Included in trade and other payables is HK$468.5 million (2010: HK$312.9 million) which is expected to be payable after one year.

10. TRADE AND OTHER PAYABLES (cont'd)

Included in trade and other payables are trade creditors with the following ageing analysis as of the end of the reporting period:

	2011	2010
	HK$'000	HK$'000
Due within 1 month or on demand	**664,777**	461,008
Due after 1 month but within 3 months	**26,709**	37,560
Due after 3 months	**122,465**	126,286
	813,951	624,854

The amounts due to fellow subsidiaries, associates and jointly controlled entities are unsecured, interest free and have no fixed repayment terms.

11. HONG KONG DOLLAR AMOUNTS

The audited consolidated financial statements of the Group are expressed in the United States dollars ("USD"), which are the functional currency of the Company. The Hong Kong dollar ("HKD") figures presented in the sections entitled "FINANCIAL HIGHLIGHTS" and "RESULTS" above are the HKD equivalents of the corresponding USD figures in the audited consolidated financial statements, which are translated at the rates ruling at the respective financial year ends for presentation purposes only (2011: US$1 = HK$7.78245, 2010: US$1 = HK$7.7844).

DIVIDENDS

The Directors will recommend to the shareholders for approval at the forthcoming annual general meeting a final dividend of HK$2.20 per share, totalling HK$724 million payable for the financial year ended 30 June 2011. The proposed final dividend, together with the interim dividend of HK$1.00 per share paid on 17 March 2011, will amount to a total dividend of HK$3.20 per share for the full year, totalling HK$1,053 million (2010: HK$2.80 per share, totalling HK$921 million). Subject to shareholders' approval at the forthcoming annual general meeting of the Company to be held on 25 November 2011, the final dividend will be payable on 13 December 2011 to the shareholders whose names appear on the Register of Members of the Company on 2 December 2011.

REVIEW OF OPERATIONS

Financial Results

The audited consolidated profit attributable to shareholders for the year ended 30 June 2011, after taxation and non-controlling interests, amounted to HK$4,159 million, as compared with HK$2,831 million last year. Earnings per share amounted to HK$12.80.

The major profit contributions (before taxation) were from the following:

- property operations of HK$621 million;
- hospitality and leisure business of HK$708 million;
- total net exchange gain (including foreign exchange contracts) of HK$360 million;
- total interest income of HK$219 million;
- total realised and unrealised gain on trading financial assets of HK$469 million;
- dividend income of HK$601 million;
- valuation surplus on investment properties of HK$447 million;
- profit on disposal of an associate of HK$325 million;
- contributions from associates and jointly controlled entities of HK$1,745 million;

and set off by finance cost of HK$542 million.

Revenue increased by 29% to HK$7.7 billion. The increase was mainly attributable to increase in hospitality and leisure sector of HK$1,283 million (48%) and principal investment sector of HK$292 million (70%).

Principal Investment

Global financial markets were confronted with rapidly changing forces during the period under review. Announcement of QE2 by the US Fed and continued accommodative monetary policy and fiscal stimulus by most developed countries initially provided solid support to asset prices. However, a deepening European sovereign debt crisis, repeated tightening in China and renewed concern over global growth led to selling pressure and volatility in later part of our financial year. Recent unexpected US credit rating downgrade added more uncertainty.

We recognize that market conditions will likely to stay unsettled in the near future. However, it is our belief that severe correction has opened up long-term opportunities. Policy makers across the globe will remain proactive in implementing appropriate supporting policies to tackle the current macro headwinds. Equity valuation is not demanding and most companies are in much better financial shape than before. We also remain positive on the Asian economies and believe that China will not face a hard landing scenario. As a result, we gradually increased our allocation to markets during the year and selectively raised our exposures in some developed markets focusing on under-valued and recovery situations. Some of these positions have been classified under “available for sale” and gains have been reflected in growth in reserve rather than through profit and loss.

The very nature of investment means that short-term price fluctuations may inevitably affect our portfolio valuation. However, by diligently selecting quality counters with sound fundamentals and prospect, we are confident that our portfolio will bring substantial value creation over the long term.

Property Development and Investment

GuocoLand Limited ("GuocoLand") – 65.2% controlled by Guoco

GuocoLand achieved revenue (calculated using percentage of completion method under Singapore Accounting Standards) of S$647.3 million and profit attributable to shareholders of S$130.2 million for the financial year ended 30 June 2011.

Profits from development projects in Singapore were higher in the current financial year as compared to the previous financial year due mainly to the progress in the construction of Goodwood Residence and Sophia Residence. The increase in profit from these Singapore projects was offset by lower profit contribution from development projects in China.

Other income increased by 125% to S$71.4 million, mainly attributable to a gain on revaluation of investment properties of S$58.8 million.

Administrative expenses increased by 39%, mainly attributable to increased staff and other administrative expenses to support GuocoLand's operations in China, including Guoman Hotel Shanghai, which commenced operation in July 2010.

Shareholders' equity attributable to owners of GuocoLand increased by 21% to S$2.4 billion as at 30 June 2011. This was mainly due to an increase in share capital from its rights issue in 2010. The increase was offset by translation losses on GuocoLand's China operations as the Chinese Renminbi had depreciated against Singapore Dollar during the financial year.

Singapore

Increased sales in the Singapore property market assisted GuocoLand (Singapore) Pte. Ltd. to achieve profit before tax for the year ended 30 June 2011 of S$166.2 million as compared to S$60.3 million in the previous financial year.

GuocoLand was awarded the tender in November 2010 for the Tanjong Pagar white site ("Tanjong Pagar Site") at Peck Seah / Choon Guan Street, the southern gateway to Singapore's central business district. The land parcel will be transformed into an exciting world-class development featuring over a million square feet of central Grade A office space, together with quality hotel, residential and retail components.

In June 2011, GuocoLand entered into a joint venture with Employees Provident Fund of Malaysia ("EPF") in relation to the Tanjong Pagar Site. Following completion, EPF now holds 20% of the shares in the relevant project companies.

China

Consumer price inflation in China reached 6.5% in July 2011, the highest level in 3 years. The economic growth in China slowed down gently in the second quarter of 2011 with growth in gross domestic product projected at 9% for 2011.

GuocoLand (China) Limited recorded a profit before income tax of S$19.4 million for the year ended 30 June 2011 as compared to S$141.2 million in the previous financial year, mainly due to lower sales from development projects in China.

In September 2010, GuoSon Investment Company Limited ("GICL") jointly with Guoco Investments (China) Limited tendered successfully in the proportion of 50:50 for a land parcel Changfeng Plot 9 in Shanghai. The site has a land area of 47,675 square metres and a total gross floor area of 122,400 square metres, and is for residential development.

In respect of the Dongzhimen project ("DZM Project"), GICL has successfully completed the acquisition of a loan of Rmb2 billion with interest ("ABC Loan") from Agricultural Bank of China, with all rights attaching thereto including enforcement rights against the borrower and guarantors. The balance consideration for the DZM Project withheld from the vendor of Rmb2.58 billion was reduced accordingly upon acquisition of the ABC Loan.

Government measures to curb property speculation particularly in Singapore and China have affected residential sales although prices have not corrected substantially. On the global front, sovereign debt issues in the United States and Europe threaten to derail economic growth and have resulted in volatility in global equity markets.

Given the uncertain outlook, business conditions in the countries in which GuocoLand operate will be challenging in the ensuing year. GuocoLand will nonetheless continue to explore opportunities for its core property businesses whilst balancing the need to manage and mitigate risks.

Hospitality and Leisure Business

GuocoLeisure Limited ("GuocoLeisure") – 66.3% controlled by Guoco

Profit after tax for the year ended 30 June 2011 stood at US$79.8 million, an increase of 61.2% as compared to US$49.5 million in the previous financial year. This was mainly due to better performance in both hotel and gaming segments as a result of improved average room rate and higher gaming margin.

Revenues stood at US$391.1 million, which was 18.1% above that of the previous financial year. This was due mainly to higher revenues generated from the hotel operations as well as higher gaming wins from the gaming operations.

Royalty income from the Bass Strait oil and gas production in Australia increased by 15.0% principally due to higher royalties received as a result of higher average crude oil and gas prices in the current financial year as compared to the previous financial year as well as the appreciation of AUD against USD.

Other operating income increased by 145.1% to US$22.3 million for the year ended 30 June 2011 due mainly to a cash distribution from GuocoLeisure's investments in the current year.

Personnel expenses increased by 11.7% in the current financial year. This was mainly due to the expansion of sales and marketing teams for the UK hotel operations and is in line with GuocoLeisure's business strategy to expand its hotel business.

The increase in other operating expenses for the year was mainly due to higher marketing and promoting fees in both hotel and gaming segments as compared to the previous financial year.

GuocoLeisure's net assets as at 30 June 2011 increased by 14.6% to US$1.10 billion from US$0.96 billion as at 30 June 2010 due principally to a net foreign exchange translation gain of US$77.8 million, which arose from the translation of the GuocoLeisure's GBP and AUD denominated net assets into USD.

Whilst business performance has improved year-on-year, GuocoLeisure remains vigilant and mindful of macro-economic risks that may pose a challenge to its growth plans.

The Rank Group Plc ("Rank") – 74.5% controlled by Guoco

On the first closing date of the mandatory cash offer for Rank on 7 June 2011, Guoco gained control over Rank and Rank was derecognised as an associate and accounted for as a subsidiary, with revaluation performed on its intangible assets (mainly brand name and licences). Goodwill of US$34.1 million was recognised thereon.

During the first six months of Rank's financial year ending 31 December 2011, Rank's revenue grew by 4.6% to GBP294.0 million, while operating profit before exceptional items of GBP29.5 million was up 3.1%. Grosvenor Casinos, Rank Interactive and Mecca Bingo all delivered positive performances but Top Rank Espana experienced difficult trading conditions, following the introduction of a full smoking ban at the start of the year 2011.

Exceptional items totaling GBP122.0 million comprised mainly value added tax refund of GBP81.9 million and interest of GBP80.9 million in respect of the refunds less related taxation of GBP32.8 million.

Financial Services

Hong Leong Financial Group Berhad ("HLFG") – 25.4% owned by Guoco

HLFG recorded a profit before tax of RM2,419.3 million for the financial year ended 30 June 2011 as compared to RM1,450.8 million in the previous financial year. The higher profit is due to a number of non-recurring items in both this year and the previous year. The main items involved were a surplus transfer from Hong Leong Assurance Bhd ("HLA") Life division of RM175 million and a RM619 million one-time gain on transfer of HLA General's business to MSIG Insurance (Malaysia) Bhd ("MSIG Malaysia"). Backing off the above one-off gains including other one-time adjustments, the 'normalised' profit before tax is RM1,632.3 million, 25.4% higher than the previous financial year's 'normalised' profit of RM1,301.8 million. This strong organic business growth came from good business performances across all operating divisions.

The commercial banking division recorded a profit before tax of RM1,411.9 million for the year ended 30 June 2011 against RM1,213.4 million in the previous financial year, an increase of RM198.5 million. The increase is mainly attributed to higher net interest income and a higher share of results from its equity stake in Bank of Chengdu Co., Ltd.

The investment banking division comprising investment banking, brokerage and asset management activities recorded a profit before tax of RM50.5 million for the year ended

30 June 2011 as compared to RM20.4 million in the previous financial year, an increase of RM30.1 million. This is mainly due to higher contributions from the investment banking arm.

The insurance division recorded a profit before tax of RM968.5 million for the year ended 30 June 2011 as compared to RM249.1 million in the previous financial year. Backing off the one-time gains and a one-time surplus transfer from the Life division, the insurance division recorded a 'normalised' profit before tax of RM165.5 million versus a 'normalised' profit of RM100.1 million in the preceding financial year. The higher profit is mainly due to the share of profit from its 30% equity stake in MSIG Malaysia.

GROUP FINANCIAL COMMENTARY

Capital Management

- The Group's consolidated total equity (including non-controlling interests) as at 30 June 2011 amounted to HK$60.2 billion, an increase of 18.5% compared to the total equity as at 30 June 2010.

- The Group's consolidated total equity attributable to shareholders of the Company as at 30 June 2011 amounted to HK$49.0 billion, an increase of HK$5.7 billion compared to the figure as at 30 June 2010.

- The equity-debt ratio as at 30 June 2011 was as follow:

		HK$'M
Total borrowings		47,415
Less:	Cash and short term funds	(15,591)
	Marketable securities	(16,923)
Net debt		14,901
Equity attributable to shareholders of the Company		49,007
Equity-debt ratio		77 : 23

- The Group's total cash balance and marketable securities were mainly in USD (41%), RMB (12%), JPY (9%), SGD (9%) and AUD (8%).

Total Borrowings

The increase in total borrowings from HK$18.3 billion as at 30 June 2010 to HK$47.4 billion as at 30 June 2011 was primarily due to drawdown of additional bank loans and issuance of medium term note by GuocoLand to finance its property development in Singapore and Mainland China. The drawdown of bank loan facilities by Guoco to finance its principal investment activities also contributed to increase in total borrowings over the year. The Group's total borrowings are mainly denominated in SGD (55%), USD (24%), GBP (7%) and RMB (7%).

The Group's bank loans and other borrowings are repayable as follows:

	Bank loans HK$'M	Mortgage debenture stock HK$'M	Convertible bonds HK$'M	Other borrowings HK$'M	Total HK$'M
Within 1 year or on demand	21,558	-	2,370	6,442	30,370
After 1 year but within 2 years	3,667	-	-	478	4,145
After 2 years but within 5 years	4,732	2,249	-	4,389	11,370
After 5 years	595	736	-	199	1,530
	8,994	2,985	-	5,066	17,045
	30,552	2,985	2,370	11,508	47,415

Bank loans, mortgage debenture stock and other borrowings are secured by certain development properties, fixed assets and trading financial assets with an aggregate book value of HK$43.4 billion.

Committed borrowing facilities available to Group companies and not yet drawn as at 30 June 2011 amounted to approximately HK$8.5 billion.

Interest Rate Exposure

The Group's interest rate risk arises from treasury activities and borrowings. The Group manages its interest rate exposure with a focus on reducing the Group's overall cost of debt and exposure to changes in interest rates. The Group uses interest rate swaps to manage its interest rate exposure as appropriate.

As at 30 June 2011, approximately 77% of the Group's borrowings were at floating rates and the remaining 23% were at fixed rates. The Group had outstanding interest rate swaps with notional amount of HK$2.5 billion.

Foreign Currency Exposure

The Group from time to time enters into foreign exchange contracts, which are primarily over-the-counter derivatives, principally for hedging foreign currency exposures and investments.

As at 30 June 2011, there were outstanding foreign exchange contracts with a total notional amount of HK$21.8 billion for hedging of foreign currency equity and bond investments.

Equity Price Exposure

The Group maintains an investment portfolio which comprises listed and unlisted equities. Investments are classified as "trading" or "strategic". Equity investments are subject to asset allocation limits.

Contingent Liabilities

(a) GuocoLeisure

GuocoLeisure has given a guarantee to the buyer of various hotel businesses sold in 2002 that the aggregate Earnings before Interest, Tax, Depreciation and Amortisation ("EBITDA") of the businesses will not be less than HK$345.5 million (2010: HK$324 million) per calendar year thereafter until 4 April 2012. The maximum liability for any one year under the guarantee is HK$345.5 million (2010: HK$324 million). Having considered the likelihood of crystalising this contingent liability, management has determined that no provision was required as at 30 June 2011.

(b) GuocoLand

In November 2007, GuocoLand (China) Limited (''GLC''), a wholly owned subsidiary of GuocoLand, completed its acquisition of a 100% interest in Hainan Jing Hao Asset Limited (''Hainan Co''), which in turn held a 90% stake in Beijing Cheng Jian Dong Hua Real Estate Development Company Limited (''DZM Project Co''), the company undertaking the Dongzhimen project in Beijing (''DZM Project''). An aggregate of Rmb3.22 billion (approximately HK$3.89 billion) of the purchase consideration of Rmb5.8 billion (approximately HK$7.00 billion) had been paid to the vendors of the DZM Project, Beijing Beida Jade Bird Company Limited (''BBJB'') and its related corporations (collectively, the ''DZM Vendors''). The balance Rmb2.58 billion (approximately HK$3.11 billion) had been withheld, pending resolution of disputes described below and, in respect of a loan of Rmb2 billion (approximately HK$2.41 billion) made by Agricultural Bank of China (''ABC'') to Beijing Dong Hua Guang Chang Zhi Ye Co Ltd (''Zhiye''), a related corporation of BBJB, and guaranteed by BBJB, DZM Project Co and Hainan Co. The loan of Rmb2 billion (approximately HK$2.41 billion) with interest (''ABC Loan'') had, in April 2011, been acquired from ABC by GuoSon Investment Company Limited (''GICL''), a wholly owned subsidiary of GuocoLand, together with all rights attaching thereto including enforcement rights against the borrower and guarantors, for a sum of Rmb3.048 billion (approximately HK$3.66 billion). GICL's acquisition of the ABC Loan had been sanctioned by The Beijing Second Intermediate People's Court. PRC lawyers have advised that GLC has a good case to treat the sum paid by GICL to ABC as a set-off against any outstanding balance of the purchase consideration for the DZM Project.

Construction work on the DZM Project is in progress. Structural works have been completed for the residential, hotel, retail components, and two office blocks. The south retail mall linked to the Dongzhimen subway station and the direct express rail link to Beijing Capital International Airport, is expected to be operational in this calendar year. The transportation hub component of the DZM Project was completed by GLC and handed over to the Beijing government in July 2008, before the Beijing 2008 Olympic Games.

(i) Alleged claims by Shenzhen Development Bank ("SDB")

SDB had claimed that a loan of Rmb1.5 billion (approximately HK$1.79 billion) was granted by SDB to certain borrowers (the ''Alleged Loans''). Amongst the security allegedly obtained by SDB is a guarantee by Zhiye. SDB filed an earlier suit against Zhiye and DZM Project Co in The People's High Court of Beijing (''Beijing Court'') but this was dismissed in December 2007. An appeal has been filed by SDB against Zhiye and DZM Project Co in respect of this dismissal (''SDB appeal'').

SDB has also initiated another suit directly against DZM Project Co in connection with the recovery of its loan and interest under the Zhiye guarantee (''second SDB suit''). It made an interim application to the Beijing Court to restrict dealing in DZM Project Co's assets in the aggregate sum of its claims. GLC's PRC lawyers have advised that the interim application by SDB granted by the Beijing Court only restricts dealing in the assets of DZM Project Co pending final resolution of the SDB actions. The interim application will be expunged in the event the PRC courts dismiss the SDB actions.

Based on the information available to GLC, DZM Project Co is neither a guarantor nor borrower of the Alleged Loans granted by SDB to the third party borrowers which were unrelated to DZM Project Co. GLC has also been advised by its PRC lawyers that both the SDB appeal and second SDB suit have no merits.

Before the hearing of the SDB appeal and the second SDB suit, SDB and BBJB purportedly entered into a settlement agreement in May 2008 for DZM Project Co to pay, inter alia, Rmb1 billion (approximately HK$1.17 billion) of the Alleged Loans to SDB. In November 2008, this settlement agreement was purportedly mediated through the Supreme People's Court of The People's Republic of China (''Supreme Court'') and was stated to have effect as a judgement upon signing by the relevant parties (''Alleged Civil Mediation Agreement''). GLC did not have conduct of the aforesaid proceedings and is not aware of whether the Alleged Civil Mediation Agreement has been signed by the parties, and has been advised by its PRC lawyers that the Alleged Civil Mediation Agreement is void and unenforceable. GLC has submitted an application for the rehearing of the Alleged Civil Mediation Agreement, which is pending before the Supreme Court.

(ii) Hainan Co and DZM Project Co

In early 2008, GLC had received a notice issued by the Industrial and Commercial Administrative Bureau of Hainan Province purporting to revert registration of the shares in Hainan Co to its original shareholders, who are two of the DZM Vendors, allegedly on the ground, inter alia, that GLC had not paid the requisite consideration for Hainan Co.

GLC has challenged the basis for this notice as the full consideration for the transfer of Hainan Co to GLC has been paid to the DZM Vendors. GLC has taken legal advice on these matters and would strongly defend and protect its 90% interest in the DZM Project.

In March 2008, GLC filed a suit against the Industrial and Commercial Administration Bureau of Hainan Province on its reversion of the registration in Hainan Co to the original shareholders. In October 2008, GLC was notified that an administrative judgement by the Hainan Haikou Intermediate People's Court has ruled against GLC. GLC has since appealed to the Hainan High

Court against such judgement. The case has been heard by the Hainan High Court and is pending judgement.

GLC group has also sought to protect its 90% interest in the DZM Project and is pursuing separate legal actions in Beijing which are now before the Beijing Intermediate Court, seeking, inter alia, for an order as rightful owner that the 90% interest in DZM Project Co be transferred to GLC or its nominee as, amongst other arguments, the development costs of the DZM Project have been funded by the GuocoLand group. Pending judgement of the aforesaid legal actions, the Beijing Intermediate Court has granted GLC group's application for an asset preservation order in respect of the 90% shareholding in DZM Project Co held by Hainan Co.

(c) Rank

(i) Rank liabilities relating to Fiscal Neutrality Case

Since 2008, Rank has received several repayments from HM Revenue & Customs ("HMRC") following a series of VAT claims Rank had submitted. The basis of these claims is that UK VAT legislation breached the European Union's principle of fiscal neutrality. There are 2 separate breaches that the court has been asked to consider, one concerns income earned from interval bingo ('the bingo case'), the other concerns amusement machine income ('the slots case'). In the event that Rank loses either case, the amounts received pertaining to that case would have to be repaid to HMRC, plus interest. The First-tier Tribunal and Upper Tribunal (or High Court) have found in Rank's favour. HMRC have appealed these decisions and as a result the case was referred to the European Court of Justice ('ECJ'). The ECJ heard the Rank case on 30 June 2011, and it is expected that a decision will be released before the end of 2011.

The VAT recovered to date, along with the particular nature of each claim, is detailed in the table below.

Description of claim	Date of receipt	VAT received £'000	Interest received £'000	Total £'000
Interval bingo, claim for January 2003 to June 2008	November 2008	59,100	6,800	65,900
Interval bingo, amount accounted for on VAT returns submitted for the periods from July 2008 to April 2009		7,400	-	7,400
Main Stage bingo, claim for 2004 to 2009	May 2010	16,100	1,200	17,300
Amusement machine, claim for 2002 to 2005	May 2010	26,400	4,400	30,800
Main Stage bingo, claim for 2003 to 2004	February 2011	7,100	1,400	8,500
Interval and Main Stage bingo, claim for 1973 to 1996	March 2011	74,800	79,500	154,300
Total recovered to date		190,900	93,300	284,200
Deductions from amount due in the event that Rank loses (including contingent adviser fees and bingo duty offsets)				(10,000)
Total due if Rank loses (excluding interest due to HMRC)				274,200

In September 2010, Rank entered into an agreement with a third party that would result in the receipt of £40.5 million in the event that the Court finds in favour of HMRC on the bingo case. This agreement was funded by a payment of £4.6 million which was recognised as an exceptional cost in 2010. Thus, should Rank lose both the bingo case and the slots case, it would be required to pay £233.7 million plus interest. The interest charged by HMRC is calculated on a simple interest basis and by reference to the VAT received.

(ii) Grosvenor liability relating to irrecoverable VAT

Rank has been in negotiation with HMRC for several years on the means by which it calculates the amount of irrecoverable VAT in Grosvenor Casinos. From July 2007 until June 2010 Rank accounted for irrecoverable VAT on the basis that HMRC was correct. As a result, the amount of irrecoverable VAT suffered by Grosvenor Casinos exceeded the amount that Rank believed was due. The difference in Rank's position as against HMRC's position for the period under negotiation (July 2007 to June 2011) amounts to an estimated £7 million.

In 2010, the point of dispute between Rank and HMRC was the subject of litigation by another, similar, taxpayer. In that case, the First-tier Tribunal and the Upper Tribunal ruled that HMRC's position was incorrect. While HMRC has appealed, precedent case law indicates that Rank's position is correct and on that basis the irrecoverable VAT charge has been adjusted accordingly. However, it remains possible that this decision will be reversed on appeal. In that event Rank would have to pay the VAT in dispute (see above) plus interest.

The directors consider that, in respect of all contingent liabilities disclosed above, it is more likely than not that no outflow will arise.

HUMAN RESOURCES AND TRAINING

The Group, including its subsidiaries in Hong Kong and overseas, employed approximately 3,440 employees as at 30 June 2011. The Group continued to follow a measured approach towards achieving an optimal and efficient size of its workforce and is committed to providing its staff with ongoing development programmes to enhance productivity and work quality.

The remuneration policy for the Group’s employees is reviewed by management on a regular basis. Remuneration packages are structured to take into account the level and composition of pay and general market conditions in the respective countries and businesses in which the Group operates. Bonus and other merit payments are linked to the financial performance of the Group and individual achievement as incentives to optimise performance. Share options are granted to eligible employees to reward their contribution and foster loyalty towards the Group.

OUTLOOK

The investment environment in the world and in the markets we operate in continues to be challenging given the concerns over global growth slowdown. However, we anticipate policy makers will continue to be proactive and maintain accommodative monetary policies in most developed countries to tackle the current macro headwinds. In China, it is our belief that the economy will not face a hard landing and GDP growth will stay at healthy levels. Equity valuation is not demanding and most companies are looking better. Nevertheless, severe corrections in markets in the near term could affect the value of our Principal Investment portfolio and shareholders are advised to be cognizant of the gyration.

Given the capricious economic environment, our core operating businesses are expected to face challenges in the coming financial year. Nevertheless, the Company will continue to look for appropriate investment opportunities and provide support to each of our core businesses for sustainable growth.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the year the Company did not redeem any of its listed securities. Neither did the Company nor any of its other subsidiaries purchase or sell any of the Company's listed securities.

CODE ON CORPORATE GOVERNANCE PRACTICES ("CGP Code")

The Board has adopted a Code of Corporate Governance Practices (the "CGP Code"), which is based on the principles set out in Appendix 14 (the "HKEx Code") to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The Company has complied throughout the year with the HKEx Code, save that the non-executive directors were not appointed for a specific term. However, they are subject to retirement by rotation and re-election at the annual general meetings of the Company pursuant to the Bye-Laws of the Company and the CGP Code. As such, the Company considers that such provisions are sufficient to meet the intent of the relevant provisions of the HKEx Code.

REVIEW BY BOARD AUDIT COMMITTEE ("BAC")

The BAC has reviewed with the management the accounting principles and practices adopted by the Company and discussed the auditing, internal controls and financial reporting matters including a review of the audited annual results of the Company for the year ended 30 June 2011.

CLOSURE OF REGISTER OF MEMBERS

For ascertaining shareholders' right to attend and vote at the forthcoming annual general meeting:

Closure dates of Register of Members (both days inclusive)	23 November 2011 (Wednesday) to 25 November 2011 (Friday)
Latest time to lodge transfers	4:30 p.m. on 22 November 2011 (Tuesday)
Record date	25 November 2011 (Friday)
Annual General Meeting	25 November 2011 (Friday)

For ascertaining shareholders' entitlement to the proposed final dividend:

Closure date of Register of Members	2 December 2011 (Friday)
Latest time to lodge transfers	4:30 p.m. on 1 December 2011 (Thursday)
Record date	2 December 2011 (Friday)
Final dividend payment date	13 December 2011 (Tuesday)

During the periods of the closure of Register of Members, no share transfers will be registered. For registration, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Branch Share Registrars in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-16, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong before the relevant latest time to lodge transfers.

As at the date of this announcement, the board of directors of the Company comprises Mr Quek Leng Chan as Executive Chairman; Mr Kwek Leng Hai as President, CEO; Mr Tan Lim Heng and Mr Ding Wai Chuen as executive directors; Mr Kwek Leng San as non-executive director and Mr Sat Pal Khattar, Mr Volker Stoeckel and Mr Roderic N. A. Sage as independent non-executive directors.

By Order of the Board
Stella Lo Sze Man
Company Secretary

Hong Kong, 30 August 2011