

For immediate release

27 August 2010

GUOCO GROUP LIMITED
FINAL RESULTS FOR THE YEAR ENDED 30 JUNE 2010

Guoco reports an improved full year profit of HK\$2.83 billion

FINANCIAL HIGHLIGHTS

	2010 HK\$'M	2009 HK\$'M	<i>Increase/ (Decrease)</i>
Turnover	17,599	22,071	(20%)
Revenue	5,925	8,897	(33%)
Profit from operations before finance cost	3,058	868	252%
Profit attributable to shareholders of the Company	2,831	476	495%
Earnings per share	HK\$ 8.71	HK\$ 1.46	497%
Proposed final dividend per share	2.00	1.50	40%
Equity per share attributable to shareholders of the Company	131.75	120.63	9%

(27 August 2010, Hong Kong) Guoco Group (Guoco Group Limited, Stock Code: 53) announced today its final results for the year ended 30 June 2010.

FINANCIAL RESULTS

The audited consolidated profit attributable to shareholders for the year ended 30 June 2010, after taxation and non-controlling interests, amounted to HK\$2,831 million, as compared with HK\$476 million last year. Earnings per share amounted to HK\$8.71.

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The major profit contributions (before finance cost and taxation) came from the following:

- property operations of HK\$719 million;
- hospitality and leisure business of HK\$382 million;
- total net exchange gain (including foreign exchange contracts) of HK\$604 million;
- total interest income of HK\$267 million;
- total realised and unrealised gain on trading financial assets of HK\$624 million;
- gain on reclassification of available-for-sale financial asset to investment in associate of HK\$281 million;
- dividend income of HK\$250 million; and
- contributions from associates and jointly controlled entities of HK\$646 million.

DIVIDENDS

The Company is recommending a final dividend of HK\$2.00 per share. Together with the interim dividend of HK\$0.80 per share already paid, the total dividend for the year amounted to HK\$2.80 per share, maintaining a balanced distribution to shareholders.

GUOCO'S CORE BUSINESSES

Principal Investment

Backed by the massive monetary and fiscal stimuli, the global markets experienced a broad rebound. However, investors' caution was triggered by concerns over the sustainability of fiscal positions in some developed countries. Guoco selectively increased its equity exposure by buying quality stocks to expand its investment portfolio and strategic positions during periods of market weakness. Some of our portfolio under "available for sale" has seen substantial appreciation reflected in the reserve account.

With rising fears of a double dip in the global economy towards the end of its financial year, a number of equity markets experienced double-digit declines in the final days of its last financial quarter. This had pulled down its reported results. However, Guoco says market recovery subsequent to its year-end helped recoup most of that lost performance.

"Although our holdings are mostly purchased with a long investment horizon to capture the ongoing global recovery, we recognise that short-term price fluctuations are inevitable. We see the recent correction as an opportunity to accumulate longer-term core positions and market volatility in the near term offers short-term trading opportunities," said Mr. Quek Leng Chan, Executive Chairman of Guoco. Guoco adopted a balanced diversification policy in managing its foreign currency assets and achieved commendable contribution to its results this year amidst a global environment of low interest rate and volatile foreign exchange market.

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Property Development and Investment

GuocoLand Limited (“GLL”, listed in Singapore and 65.2% controlled by Guoco) achieved a turnover (calculated using percentage of completion method under Singapore Accounting Standards) of S\$732.8 million for the financial year ended 30 June 2010, as compared to a turnover of S\$513.0 million a year earlier. It posted a net profit of S\$134.3 million, as compared with the full-year net loss of S\$70.2 million in the previous financial year. The strong performance was largely contributed by sales in development projects in Singapore and China. As at 30 June 2010, shareholders’ funds rose to S\$2.01 billion from S\$1.94 billion as at 30 June 2009.

GLL continues to expand its footprint in the countries where it operates. Large-scale integrated projects with residential apartments, hotel, office and retail space each enhancing the value of the other, remain a key focus for GLL’s project development. The iconic integrated developments in the pipeline include the Guoson Centre•Changfeng in Shanghai and Guoson Centre•Dongzhimen in Beijing, Damansara CITY in Kuala Lumpur and The Canary in Binh Duong Province, near Ho Chi Minh City.

“The hotel and retail components not only bring sustainable recurring income but also create new business opportunities for GLL itself such as mall management and real estate investment trust. The hotel component offers synergistic collaboration between GLL and GuocoLeisure,” Quek Leng Chan remarked. The 5-star Guoman Hotel Shanghai, managed by the hotel operating arm of GuocoLeisure, was opened for business at Changfeng in July 2010.

GLL would continue to identify well-located land bank within its embedded markets of Singapore, China, Malaysia and Vietnam for large-scale residential projects and integrated mixed developments.

Hospitality and Leisure Business

GuocoLeisure Limited (“GL”, primarily listed in Singapore and 65.5% controlled by Guoco) reported a net profit before tax of US\$41.7 million for the financial year ended 30 June 2010 representing an increased of 16.8% from US\$35.7 million in the previous financial year. This was mainly due to better operating margins as personnel costs and other operating costs were reduced by 7.8% and 12.9% respectively. Profit after tax was however decreased by 26.5% due mainly to lower deferred tax write-back and additional tax provision made in the current financial year as compared to the previous financial year.

The successful launch of a new hotel in Shanghai under the Guoman brand and two refurbished hotels in Malaysia under the Thistle brand serves as the launch pad of Guoman Hotels to grow its brand names in the booming Asian markets. GL is confident that the various programmes and initiatives which are being implemented would continue to drive the growth of its hotel and gaming businesses.

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Guoco has over the recent years accumulated a significant strategic interest in The Rank Group Plc, a leading European gaming and betting company, headquartered in Great Britain with its shares listed on the London Stock Exchange. Rank's businesses comprise a number of established brands in gaming and leisure in Great Britain, Spain and Belgium.

"I was pleased to see that in April 2010 two representatives from the Group were welcomed into the board of Rank as non-executive directors. Following the board appointments, Rank became our associate for accounting purposes and I look forward to working closely with management of Rank," said Quek Leng Chan.

Financial Services

Hong Leong Financial Group Berhad ("HLFG", listed in Malaysia and 25.4% owned by Guoco) recorded a profit before tax of RM1,422.7 million for the financial year ended 30 June 2010 as compared to RM1,150.2 million in the previous financial year, an increase of RM272.5 million.

HLFG had taken tangible steps to grow both organically and through mergers and acquisitions during the year. One of the significant milestones was the formation of a proposed strategic partnership between HLA Holdings and Mitsui Sumitomo Insurance Group ("MSI") of Japan involving the general and life insurance businesses in Malaysia of the two groups. The strategic partnership will create the second largest general insurance company by gross written premium in Malaysia and enable Hong Leong Assurance Berhad to leverage on MSI's strength in marketing, distribution and product innovations in developing its life business.

Hong Leong Bank Berhad also made an offer to acquire the entire assets and liabilities of EON Capital Berhad. The acquisition, if successful, would lead to the creation of a stronger merged entity in the increasingly competitive banking and financial services sector.

OUTLOOK

Looking ahead, the quandary is whether the world will suffer from a renewed contraction. Guoco believes that with continued accommodative government policies and near-zero interest rates, the global economy is unlikely to plunge into a double-dip recession. "We remain cautiously optimistic and see opportunities in the recent moderation of market growth. We intend to deploy more funds to expand our investment portfolio, and to build-up our core businesses through organic growth and where it makes good business sense, via mergers and acquisitions," said Quek Leng Chan.

(Please visit www.guoco.com or www.hkexnews.hk for Guoco's full final results announcement.)

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Guoco Group Limited ("Guoco") (Stock Code: 53), listed on The Stock Exchange of Hong Kong Limited, is an investment holding and investment management company with the vision of achieving long term sustainable returns for its shareholders and creating prime capital value. Guoco's operating subsidiary companies and investment activities are principally located in Hong Kong, China, Singapore, Malaysia, Vietnam and the United Kingdom. Guoco has four core businesses, namely, Principal Investment; Property Development and Investment; Hospitality and Leisure Business; and Financial Services.

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