

For immediate release

23 February 2021

**GUOCO GROUP LIMITED**  
**(the “Company” or “Guoco”)**

**PRELIMINARY INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2020**

	Six months ended 31 December		Increase/ (Decrease)
	2020 HK\$'M	2019 HK\$'M	
Turnover	<b>6,016</b>	<b>9,828</b>	(39%)
Revenue	4,581	9,137	(50%)
Profit from operations	251	1,289	(81%)
Profit attributable to equity shareholders of the Company	1,011	1,076	(6%)
	<b>HK\$</b>	<b>HK\$</b>	
Earnings per share	<b>3.11</b>	3.31	(6%)
Interim dividend per share	0.50	1.00	(50%)
	<b>As at</b>	<b>As at</b>	
	<b>31 December</b>	<b>30 June</b>	
	<b>2020</b>	<b>2020</b>	
	<b>HK\$</b>	<b>HK\$</b>	
Equity per share attributable to equity shareholders of the Company	179.64	170.55	5%

(23 February 2021, Hong Kong) Guoco Group (Guoco Group Limited, Stock Code: 53) announced today its preliminary interim results for the six months ended 31 December 2020.

**FINANCIAL RESULTS**

For the six months ended 31 December 2020, amid an unprecedented and persistent COVID-19 pandemic, the Group recorded an unaudited consolidated profit attributable to shareholders of HK\$1,011 million, 6% lower than the corresponding period in 2019. This was mainly a result of the profits generated during this period offset by losses suffered in the hospitality and leisure segment. Basic earnings per share amounted to HK\$3.11.

The hospitality and leisure segment recorded a loss before taxation of HK\$920 million as lockdowns, border closures and social distancing measures brought travel and leisure activities to almost a standstill. Despite this setback, the Group still managed to close the period in a profitable position with the profits before taxation generated from the principal investment, property development and investment, financial services and other segments of HK\$790 million, HK\$363 million, HK\$530 million and HK\$58 million respectively.

For immediate release

23 February 2021

**GUOCO GROUP LIMITED**  
**(the “Company” or “Guoco”)**

**PRELIMINARY INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2020**

Revenue during the six months ended 31 December 2020 declined by 50% to HK\$4.6 billion, again primarily due to a drop of HK\$3.5 billion in revenue from the hospitality and leisure segment, and compounded by a decrease of HK\$1.3 billion in revenue from the property development and investment segment, as a result of lower progressive sales recognition from residential projects in Singapore.

**INTERIM DIVIDEND**

Guoco Group declared an interim dividend of HK\$0.50 per share for the financial year ending 30 June 2021.

**GUOCO GROUP’S CORE BUSINESSES**

Principal Investment

The second half of 2020 began with continued global equity market recovery in the midst of escalation in the global pandemic, albeit more muted than the previous three months as governments pulled back on fiscal stimuli. Uncertainty of the U.S. elections in November somewhat subdued increases in asset prices, but global equity markets were quick to take off again once the elections results were in, followed by the much anticipated announcement of the availability of various effective COVID-19 vaccines. The months of November and December once again lived up to their reputation of being the seasonally strongest months of a year for equity prices.

Against this bullish equity market backdrop, the principal investment segment recorded improved results against the previous corresponding period with a pre-tax gain for the six months ended 31 December 2020 of HK\$789.6 million as equity values hit all-time high, while the treasury team focused on managing the foreign currency risk exposures and liquidity positions of the Group’s companies in a challenging environment.

Property Development and Investment

*GuocoLand Limited (“GuocoLand”)*

For the six months ended 31 December 2020, GuocoLand’s revenue and gross profit declined more than 40% as compared to the corresponding period in 2019 to S\$319.6 million and S\$95.0 million respectively, mainly due to lower progressive recognition of sales from the Singapore residential projects as construction of Martin Modern reaches its tail end. Whilst revenue from GuocoLand’s investment properties was similar to that of the corresponding period in 2019, revenue from the hotel business fell by 75%. Other income increased by 58% to S\$25.2 million partly due to the completion of the disposal of the Changfeng cultural building in Shanghai for a consideration of RMB610 million.

More details are available at [www.guocoland.com.sg](http://www.guocoland.com.sg).

For immediate release

23 February 2021

**GUOCO GROUP LIMITED**  
**(the “Company” or “Guoco”)**

**PRELIMINARY INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2020**

Hospitality and Leisure

*GL Limited (“GL”)*

The hospitality and leisure sector was severely impacted by reduced mobility as a result of continued closure of borders, rounds of lockdowns and voluntary social distancing to contain the COVID-19 pandemic. Under such unprecedented and challenging conditions, GL recorded a loss after tax for the six months ended 31 December 2020 of US\$19.8 million, compared to a profit after tax of US\$26.9 million in the previous corresponding period.

“GL expects its UK hotels to continue to face a difficult operating environment in 2021,” said Mr. CHEW Seong Aun, Executive Director and Group Chief Financial Officer of Guoco. “GL has proactively taken actions to preserve liquidity and will continue to monitor the situation closely as this unprecedented crisis lingers.”

More details are available at [www.gl-grp.com](http://www.gl-grp.com).

*The Rank Group Plc (“Rank”)*

Rank recorded a loss after tax for the six months ended 31 December 2020 of GBP48.6 million, compared to a profit after tax of GBP39.8 million in the previous corresponding period. Net gaming revenue declined by 55% to GBP177.6 million as a result of COVID-19 restrictions which saw venues being closed for 45% of the available operating days of the period. The situation was exacerbated further by the implementation of curfew at a time when Grosvenor’s casinos were allowed to open, only to be mitigated by a slight improvement in the net gaming revenue from the digital business.

Rank has taken strong and decisive action throughout the pandemic to preserve cash and protect liquidity. Rank also continues to focus on the next stage of its transformation programme, while being mindful of current cash constraints, ensuring that Rank deploys its cash most effectively and maintains sufficient flexibility to pivot quickly once its venues reopen and generate cash for investment.

More details are available at [www.rank.com](http://www.rank.com).

Financial Services

*Hong Leong Financial Group Berhad (“HLFG”)*

HLFG will publish its results for the interim period ended 31 December 2020 at a later date. The consolidated results of HLFG based on their unaudited management accounts have been incorporated in the Group’s interim results.

For immediate release

23 February 2021

**GUOCO GROUP LIMITED**  
**(the “Company” or “Guoco”)**

**PRELIMINARY INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2020**

Others

The Group’s wholly owned Manuka honey product producer and distributor, Manuka Health New Zealand Limited (“MHNZ”), continued to experience a year-on-year growth in sales, driven by increased demand for natural wellness products across a number of key markets under the ongoing impact of COVID-19. Leveraging on this growth momentum, MHNZ is working on a brand value proposition and a global communication strategy to build a distinctive brand to enhance market recognition and further grow the global consumer base.

**GROUP OUTLOOK**

Improvements in the COVID-19 situation will remain the most important factor in economic recovery moving forward. Although recent vaccine approvals have raised hopes, uncertainty still looms with new waves and variants of the virus posing concerns. Globally, subject to the effective deployment of vaccines around the world, the economy is projected to recover and grow. In the US, the possibility of less combative international trade and foreign policies under the new administration and the expectations of more fiscal stimuli paint a favourable outlook. On the other side, Europe will face the first year without a key member as the reality of the Brexit divorce sets in. Recovery, however, is expected to be uneven across sectors and countries.

“Given the continuing immediate challenges, the outlook for the remainder of FY2021 remains challenging, especially with both our operating UK businesses severely affected and continuing to suffer losses,” Mr. Chew commented. “We will continue to maintain a prudent investment approach in our principal investment activities and the execution of strategic plans in our core businesses to produce long-term sustainable growth.”

(Please visit [www.guoco.com](http://www.guoco.com) or [www.hkexnews.hk](http://www.hkexnews.hk) for Guoco Group's full interim results announcement.)

- END -

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

Contacts :

Ms. Stella Lo  
Group Company Secretary  
Tel: ( 852 ) 2283 8710  
Fax: ( 852 ) 2285 3210  
E-mail: [stella.lo@guoco.com](mailto:stella.lo@guoco.com)