

For immediate release

30 August 2013

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

FINAL RESULTS FOR THE YEAR ENDED 30 JUNE 2013

FINANCIAL HIGHLIGHTS			
	2013 HK\$'M	2012 HK\$'M	Increase/ (Decrease)
Turnover	<u>24,140</u>	<u>21,493</u>	12%
Revenue	17,030	12,757	33%
Profit/(loss) from operations before finance costs	7,578	(1,077)	N/A
Profit/(loss) attributable to shareholders of the Company	6,296	(1,294)	N/A
	<u>HK\$</u>	<u>HK\$</u>	
Earnings/(loss) per share	19.37	(3.98)	N/A
Dividend per share : Interim	-	0.50	
Declared special interim dividend in specie	4.87 ^{Note}	-	
Proposed final	<u>1.50</u>	<u>1.70</u>	
Total	<u>6.37</u>	<u>2.20</u>	190%
Equity per share attributable to shareholders of the Company	153.65	134.32	14%

Note: On 3 July 2013, the Company declared a special interim dividend in respect of the financial year ended 30 June 2013 by way of a distribution in specie of 0.27 of a share in The Rank Group Plc (“Rank”) for every one ordinary share in the Company. Based on the closing price of GBp153.5 per Rank share as at 2 July 2013, this would represent a value of approximately HK\$4.87 dividend per ordinary share.

(30 August 2013, Hong Kong) Guoco Group (Guoco Group Limited, Stock Code: 53) announced today its final results for the year ended 30 June 2013.

FINANCIAL RESULTS

The Group registered a high operating profit of HK\$6.4 billion for the financial year 2012/13 arising from substantial contributions from Principal Investment, and, to a lesser extent, from Property Development and Investment, and Hospitality and Leisure. In terms of consolidated profit attributable to shareholders, after taxation and non-controlling interests, the Group achieved HK\$6.3 billion for the year, compared with a loss of HK\$1.3 billion for the previous year.

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For the year ended 30 June 2013, the principal investment division posted a net operating profit of HK\$4.7 billion mainly from trading financial assets.

Profits (before taxation) were also generated from the following sources:

- property development and investment of HK\$2.0 billion, including release of operating profits which have been deferred in previous years of HK\$1.4 billion;
- contributions from associates and jointly controlled entities of HK\$1.1 billion;
- hospitality and leisure business of HK\$623.9 million;
- oil and gas royalty of HK\$311.3 million;

and were set off by finance costs in the sum of HK\$1.2 billion.

Revenue increased by 33% to HK\$17.0 billion. The increase was mainly attributable to the increase in revenue derived from the property development and investment sector in the sum of HK\$3.8 billion.

DIVIDENDS

The Company is recommending a final dividend of HK\$1.50 per share, totalling HK\$493.6 million payable for the financial year ended 30 June 2013. A special interim dividend in specie for the year ended 30 June 2013 was declared by way of distribution of 0.27 of a share of The Rank Group Plc for every one share of the Company held on 18 July 2013.

GUOCO'S CORE BUSINESSES

Principal Investment

Global stocks enjoyed double-digit gains on average in the twelve months to June 2013 with developed markets taking the lead but there was sharp divergence in emerging market performance. Guoco achieved a record return for the year from its Principal Investment portfolio, benefitting from its heavier weighting in the better performing developed countries.

"We had positions in a number of financial counters in the developed markets, and those positions were riding on the recovery potential. With their sharp share price rebounds last year, our returns were enhanced," said Mr. Quek Leng Chan, Executive Chairman of Guoco Group. The Company took profits in some of the holdings to realise part of the gain.

Property Development and Investment

GuocoLand Limited ("GuocoLand") - 65.2% controlled subsidiary listed on Singapore Exchange

GuocoLand ended the year 30 June 2013 with a profit before tax of S\$98.5 million, an increase of 2% as compared to S\$96.7 million in the previous year.

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“In 2012, Singapore and China in which GuocoLand has core businesses, continued their tightening measures to curb property and asset inflation. This resulted in subdued market conditions in the property markets there. Nonetheless, GuocoLand pressed on with the implementation of its existing projects in these core markets,” Mr. Quek Leng Chan stated.

GuocoLand was active in managing sales launches and making progress on construction for its projects under development during the year. Amongst these projects is Tanjong Pagar Centre, GuocoLand’s first large-scale integrated mixed-use development in Singapore, which unveiled its detailed plans for a soaring 290 metres tower housing premium office, retail and residential homes, linked to a luxury business hotel.

More details are available at the www.guocoland.com.sg.

Hospitality and Leisure Business

GuocoLeisure Limited (“GuocoLeisure”) - 66.5% controlled subsidiary listed on Singapore Exchange

GuocoLeisure recorded a profit after tax for the year ended 30 June 2013 at US\$43.6 million, a decrease of 43.4% as compared to US\$77.0 million in the previous year. Stripping away the one-off items realised in the previous year from the resolution of a royalty settlement dispute and write back of deferred tax as a result of two UK hotel properties’ internal restructuring, as well as a compensation from hotel lease termination received in the current year, profit after tax recorded a normalised decrease of 12.2% relative to the previous year.

In June 2013, as part of a strategy to transform GuocoLeisure’s hospitality business into a world-class global hospitality entity, the hospitality division was renamed glh. “Embedded in glh. is its owner-operator hotel business, which will continue to focus on delivering the best guest-centric experience in the industry,” Mr. Quek Leng Chan remarked. GuocoLeisure currently operates two hotel brands: **Guoman Hotel**, an exclusive collection of premium hotels located in central London, and **Thistle**, an award-winning chain of quality full-service hotels throughout the UK and in Malaysia.

More details are available at the www.guocoleisure.com.

The Rank Group Plc (“Rank”) – 74.5% controlled subsidiary listed on London Stock Exchange Plc

Rank registered an increase in its profit after taxation (before exceptional items and discontinued operations) for the year ended 30 June 2013 by 2% to GBP48.1 million.

Rank completed the acquisition of 19 Gala Casinos and 3 non-operating licences in May 2013. The acquisition added 11 new markets to the coverage by Grosvenor Casinos in the UK. Rank is now the largest casino operator in UK with 55 casinos and 12 non-operating licences. “Given the synergistic benefits, Rank is strongly positioned to capture the long-term growth opportunities presented by casino gaming in the UK as it deploys its operational excellence across an enlarged portfolio,” Mr. Quek Leng Chan stated.

More details are available at www.rank.com.

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Financial Services

Hong Leong Financial Group Berhad ("HLFG") - 25.4% owned associated company listed on Bursa Malaysia Securities Berhad

"In the midst of successful integration and franchise strengthening activities, especially in its key operating division under Hong Leong Bank Berhad, HLFGB achieved another record group profit before taxation of RM2.63 billion, up 10% year-on-year from the previous year," Mr. Quek Leng Chan remarked.

In FY2012/13, HLFGB Group consolidated the growth that resulted from various corporate activities undertaken in recent years. Initiatives such as the Bank's branch transformation programmes, the continuing efforts to offer better and more extensive services through digital channels and the focus to deepen customer penetration remain as on-going business priorities across each core business.

More details are available at www.hlfgb.com.my.

GROUP OUTLOOK

Guoco maintains a sanguine view of the market outlook. While the Fed has signalled a need to "taper" its QE approach, the message has been communicated effectively to avoid any surprise to investors. Such a move is expected to be gradual with no disruption to the prevailing low-interest-rate environment. In China, economic growth is slowing down after years of rapid expansion, but is expected to remain at steady levels, because the authorities have the policy tools to stimulate growth to keep the economy on an even keel. At the same time, macro conditions in Japan and Europe are showing signs of improvement or are stabilizing. Taken together, these should provide an improved backdrop for financial markets and asset prices. Guoco will continue to monitor the risks associated with its core businesses, and will provide support for the sustainable growth of those businesses.

(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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