

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



## **OVERSEAS REGULATORY ANNOUNCEMENT**

*(This overseas regulatory announcement is issued pursuant to Rule 13.10(B) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.)*

Please refer to the attached announcement on the next page.

*As at the date of this announcement, the board of directors of Guoco Group Limited comprises Mr. Kwek Leng Hai as Executive Chairman; Mr. Tang Hong Cheong as President & CEO; Mr. Kwek Leng San as Non-executive Director and Mr. Volker Stoeckel, Mr. Roderic N. A. Sage and Mr. David Michael Norman as Independent Non-executive Directors.*

**FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::FIRST QUARTER RESULTS**

---

**Issuer & Securities**

---

**Issuer/ Manager**GUOCOLAND LIMITED

---

**Securities**GUOCOLAND LIMITED - SG1R95002270 - F17

---

**Stapled Security**No

---

**Announcement Details**

---

**Announcement Title**Financial Statements and Related Announcement

---

**Date & Time of Broadcast**24-Oct-2019 20:11:37

---

**Status**New

---

**Announcement Sub Title**First Quarter Results

---

**Announcement Reference**SG191024OTHRRLGP

---

**Submitted By (Co./ Ind. Name)**Mary Goh Swon Ping

---

**Designation**Group Company Secretary

---

**Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)**Please refer to the attachment.

---

**Additional Details**

---

**For Financial Period Ended**30/09/2019

---

**Attachments**

---

[SGX-Sep2019.pdf](#)

---

Total size =401K MB

---

**UNAUDITED FIRST QUARTER FINANCIAL STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2019**

1(a) An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	<b>Group</b>		<b>Increase/ (Decrease) %</b>
	<b>First Quarter Ended 30/09/2019 S\$'000</b>	<b>30/09/2018 S\$'000</b>	
<b>Revenue</b>	272,515	168,010	62
Cost of sales	(183,573)	(117,723)	56
<b>Gross profit</b>	<u>88,942</u>	<u>50,287</u>	77
Other income	7,173	11,750	(39)
Administrative expenses	(20,716)	(18,274)	13
Other expenses	(2,273)	(4,522)	(50)
Finance costs	(25,056)	(19,259)	30
Share of profit of associates and joint ventures (net of tax)	6,041	13,496	(55)
<b>Profit before tax</b>	<u>54,111</u>	<u>33,478</u>	62
Tax expense	(11,062)	(3,967)	179
<b>Profit for the period</b>	<u>43,049</u>	<u>29,511</u>	46
<b>Profit attributable to:</b>			
<b>Equity holders of the Company</b>	<b>42,098</b>	<b>26,160</b>	<b>61</b>
Non-controlling interests	951	3,351	(72)
	<u>43,049</u>	<u>29,511</u>	46

**1(a)(i) Breakdown and explanatory notes to the income statement:-**

	<b>Group</b>		
	<b>First Quarter Ended</b>	<b>30/09/2018</b>	<b>Increase/</b>
	<b>30/09/2019</b>	<b>30/09/2018</b>	<b>(Decrease)</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>
Interest income	4,944	2,789	77
Depreciation of property, plant and equipment	(4,334)	(3,412)	27
Net fair value loss on derivative financial instruments	(1,194)	(21)	N/M
Net foreign exchange (loss)/gain	(515)	6,112	N/M

N/M : Not meaningful.

**1(b)(i) A statements of financial position (for the issuer and Group), together with a comparative statements as at the end of the immediately preceding financial year.**

	Group		Company	
	As At		As At	
	30/09/2019	30/06/2019	30/09/2019	30/06/2019
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	588,610	592,263	-	-
Investment properties	4,896,134	4,877,319	-	-
Subsidiaries	-	-	2,215,767	2,215,738
Associates and joint ventures	548,043	543,969	-	-
Other receivables, including derivatives	2,971	891	-	-
Deferred tax assets	29,214	29,795	-	-
	<b>6,064,972</b>	<b>6,044,237</b>	<b>2,215,767</b>	<b>2,215,738</b>
<b>Current assets</b>				
Inventories	3,059,951	2,982,227	-	-
Deposits for land	71,543	-	-	-
Contract assets	28,752	35,113	-	-
Trade and other receivables, including derivatives	142,780	146,154	29	3
Cash and cash equivalents	802,080	823,718	204	214
	<b>4,105,106</b>	<b>3,987,212</b>	<b>233</b>	<b>217</b>
<b>Total assets</b>	<b>10,170,078</b>	<b>10,031,449</b>	<b>2,216,000</b>	<b>2,215,955</b>
<b>Equity</b>				
Share capital	1,926,053	1,926,053	1,926,053	1,926,053
Reserves	1,927,688	1,899,645	258,585	258,598
<b>Equity attributable to ordinary equity holders of the Company</b>	<b>3,853,741</b>	<b>3,825,698</b>	<b>2,184,638</b>	<b>2,184,651</b>
Perpetual securities	401,588	405,949	-	-
	<b>4,255,329</b>	<b>4,231,647</b>	<b>2,184,638</b>	<b>2,184,651</b>
<b>Non-controlling interests</b>	<b>410,660</b>	<b>410,866</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>	<b>4,665,989</b>	<b>4,642,513</b>	<b>2,184,638</b>	<b>2,184,651</b>
<b>Non-current liabilities</b>				
Other payables, including derivatives	643,972	610,771	30,352	30,352
Loans and borrowings	4,264,961	4,204,356	-	-
Deferred tax liabilities	30,064	22,874	-	-
	<b>4,938,997</b>	<b>4,838,001</b>	<b>30,352</b>	<b>30,352</b>
<b>Current liabilities</b>				
Trade and other payables, including derivatives	205,018	204,033	961	903
Contract liabilities	18,227	21,171	-	-
Loans and borrowings	299,873	285,440	-	-
Current tax liabilities	41,974	40,291	49	49
	<b>565,092</b>	<b>550,935</b>	<b>1,010</b>	<b>952</b>
<b>Total liabilities</b>	<b>5,504,089</b>	<b>5,388,936</b>	<b>31,362</b>	<b>31,304</b>
<b>Total equity and liabilities</b>	<b>10,170,078</b>	<b>10,031,449</b>	<b>2,216,000</b>	<b>2,215,955</b>

**1(b)(ii) Aggregate amount of Group's borrowings and debt securities.**

**Amount repayable in one year or less, or on demand**

As at 30/09/2019 (S\$'000)		As at 30/06/2019 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
13,241	286,632	45,376	240,064

**Amount repayable after one year**

As at 30/09/2019 (S\$'000)		As at 30/06/2019 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
3,387,069	877,892	3,326,625	877,731

**Details of any collateral**

The Group's assets pledged/mortgaged to secure loan facilities granted to the Group are as follows:-

	<b>Group As At</b>	
	<b>30/09/2019 S\$'000</b>	<b>30/06/2019 S\$'000</b>
At carrying amounts:-		
Property, plant and equipment	479,634	480,671
Investment properties	4,264,827	4,244,548
Inventories	1,879,489	1,799,882

1(c) **A cash flow statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	<b>Group</b>	
	<b>First Quarter Ended</b>	<b>30/09/2018</b>
	<b>30/09/2019</b>	<b>30/09/2018</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Cash flows from operating activities</b>		
Profit before tax	54,111	33,478
Adjustments for:-		
Credit loss allowance on trade and other receivables	149	-
Depreciation of property, plant and equipment	4,334	3,412
Writeback for foreseeable losses on development properties	(13)	-
Net fair value loss on derivative financial instruments	1,194	21
Finance costs	25,056	19,259
Interest income	(4,944)	(2,789)
Share of profit of associates and joint ventures (net of tax)	(6,041)	(13,496)
Share-based payments	672	705
Unrealised exchange gain	(2,954)	(9,287)
	71,564	31,303
Changes in:-		
Inventories	(115,699)	11,768
Deposits for land	(71,543)	(28,774)
Contract assets	6,607	(4,594)
Trade and other receivables	12,008	135,951
Trade and other payables	(6,741)	(10,412)
Contract liabilities	(3,045)	(11,964)
Balances with holding companies and related corporations	10,407	(19,287)
	(96,442)	103,991
Cash (used in)/from operating activities	(96,442)	103,991
Tax paid	(593)	(1,724)
	(97,035)	102,267
<b>Net cash (used in)/from operating activities</b>	<b>(97,035)</b>	<b>102,267</b>
<b>Cash flows from investing activities</b>		
Additions to investment properties	(7,466)	(3,671)
Additions to property, plant and equipment	(128)	(5,007)
Balances with associates and joint ventures	(147)	(918)
Dividends received from associates and joint ventures	28,234	-
Interest received	3,857	2,880
	24,350	(6,716)
<b>Net cash from/(used in) investing activities</b>	<b>24,350</b>	<b>(6,716)</b>

	<b>Group</b>	
	<b>First Quarter Ended</b>	<b>30/09/2018</b>
	<b>30/09/2019</b>	<b>30/09/2018</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Cash flows from financing activities</b>		
Distribution payment for perpetual securities	(9,125)	(9,023)
Dividends paid to non-controlling interests	-	(327)
Decrease/(increase) in fixed deposits pledged	3,593	(6,558)
Interest paid	(38,720)	(31,076)
Proceeds from loans and borrowings	175,040	50,788
Proceeds from loans from non-controlling interests	28,714	6,560
Repayment of loans and borrowings	(104,707)	(271,336)
<b>Net cash from/(used in) financing activities</b>	<u>54,795</u>	<u>(260,972)</u>
<b>Net decrease in cash and cash equivalents</b>	(17,890)	(165,421)
Cash and cash equivalents at beginning of the period	808,874	870,340
Exchange differences on translation of balances held in foreign currencies	(155)	(7,674)
<b>Cash and cash equivalents at end of the period</b>	<u>790,829</u>	<u>697,245</u>

For the consolidated statement of cash flows, cash and cash equivalents exclude cash collaterals.

For the quarter ended 30 September 2019, net cash used in operating activities of \$97.0 million was mainly for new land acquisition and construction cost of development projects. Net cash from financing activities of \$54.8 million in the current quarter was mainly due to proceeds from loans and borrowings.



**1(d) Consolidated Statement of Comprehensive Income**

	Group		Increase/ (Decrease) %
	First Quarter Ended 30/09/2019 S\$'000	30/09/2018 S\$'000	
<b>Profit for the period</b>	43,049	29,511	46
<b>Other comprehensive income</b>			
<i>Items that are or may be reclassified subsequently to profit or loss:-</i>			
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	(17,012)	(70,289)	(76)
Effective portion of changes in fair value of cash flow hedges	3,052	5,000	(39)
Effective portion of changes in fair value of net investment hedges	2,840	8,006	(65)
<b>Total other comprehensive income for the period, net of tax</b>	<b>(11,120)</b>	<b>(57,283)</b>	<b>(81)</b>
<b>Total comprehensive income for the period, net of tax</b>	<b>31,929</b>	<b>(27,772)</b>	<b>N/M</b>
<b>Attributable to:</b>			
Equity holders of the Company	32,135	(22,730)	N/M
Non-controlling interests	(206)	(5,042)	(96)
<b>Total comprehensive income for the period, net of tax</b>	<b>31,929</b>	<b>(27,772)</b>	<b>N/M</b>

N/M: Not meaningful.

1(e)(i) A statement (for the issuer and Group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

**Statement of Changes in Equity for the First Quarter ended 30 September 2019 and 30 September 2018**

Group	Attributable to ordinary equity holders of the Company						Non- Controlling Interests \$'000	Total Equity \$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000		
At 1 July 2019	1,926,053	(230,300)	2,129,945	3,825,698	405,949	4,231,647	410,866	4,642,513
<b>Total comprehensive income for the period</b>								
<b>Profit for the period</b>	-	-	42,098	42,098	-	42,098	951	43,049
<b>Other comprehensive income</b>								
<i>Items that are or may be reclassified subsequently to profit or loss:-</i>								
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	(15,855)	-	(15,855)	-	(15,855)	(1,157)	(17,012)
Effective portion of changes in fair value of cash flow hedges	-	3,052	-	3,052	-	3,052	-	3,052
Effective portion of changes in fair value of net investment hedges	-	2,840	-	2,840	-	2,840	-	2,840
<b>Total other comprehensive income, net of tax</b>	-	(9,963)	-	(9,963)	-	(9,963)	(1,157)	(11,120)
<b>Total comprehensive income for the period, net of tax</b>	-	(9,963)	42,098	32,135	-	32,135	(206)	31,929
<b>Transactions with equity holders, recorded directly in equity</b>								
<b>Contributions by and distributions to equity holders</b>								
Accrued distribution for perpetual securities	-	-	(4,764)	(4,764)	4,764	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,125)	(9,125)	-	(9,125)
Share-based payments	-	672	-	672	-	672	-	672
<b>Total contributions by and distributions to equity holders</b>	-	672	(4,764)	(4,092)	(4,361)	(8,453)	-	(8,453)
<b>Total transactions with equity holders</b>	-	672	(4,764)	(4,092)	(4,361)	(8,453)	-	(8,453)
At 30 September 2019	1,926,053	(239,591)	2,167,279	3,853,741	401,588	4,255,329	410,660	4,665,989

\* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve, merger reserve and hedging reserve.

Group	Attributable to ordinary equity holders of the Company					Perpetual Securities S\$'000	Total S\$'000	Non- Controlling Interests \$'000	Total Equity \$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000					
At 1 July 2018	1,926,053	(138,217)	1,971,227	3,759,063	404,976	4,164,039	394,456	4,558,495	
<b>Total comprehensive income for the period</b>									
<b>Profit for the period</b>	-	-	26,160	26,160	-	26,160	3,351	29,511	
<b>Other comprehensive income</b>									
<i>Items that are or may be reclassified subsequently to profit or loss:-</i>									
Translation differences relating to financial statements of foreign subsidiaries, associates and joint ventures	-	(61,896)	-	(61,896)	-	(61,896)	(8,393)	(70,289)	
Effective portion of changes in fair value of cash flow hedges	-	5,000	-	5,000	-	5,000	-	5,000	
Effective portion of changes in fair value of net investment hedges	-	8,006	-	8,006	-	8,006	-	8,006	
<b>Total other comprehensive income, net of tax</b>	-	(48,890)	-	(48,890)	-	(48,890)	(8,393)	(57,283)	
<b>Total comprehensive income for the period, net of tax</b>	-	(48,890)	26,160	(22,730)	-	(22,730)	(5,042)	(27,772)	
<b>Transactions with equity holders, recorded directly in equity</b>									
<b>Contributions by and distributions to equity holders</b>									
Accrued distribution for perpetual securities	-	-	(4,718)	(4,718)	4,718	-	-	-	
Distribution payment for perpetual securities	-	-	-	-	(9,023)	(9,023)	-	(9,023)	
Dividends	-	-	-	-	-	-	(327)	(327)	
Share-based payments	-	705	-	705	-	705	-	705	
<b>Total contributions by and distributions to equity holders</b>	-	705	(4,718)	(4,013)	(4,305)	(8,318)	(327)	(8,645)	
<b>Total transactions with equity holders</b>	-	705	(4,718)	(4,013)	(4,305)	(8,318)	(327)	(8,645)	
At 30 September 2018	1,926,053	(186,402)	1,992,669	3,732,320	400,671	4,132,991	389,087	4,522,078	

\* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation reserve, fair value reserve, merger reserve and hedging reserve.

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
<b>Company</b>				
<b>At 1 July 2019</b>	1,926,053	(158,015)	416,613	2,184,651
<b>Loss for the period</b>	-	-	(685)	(685)
<b>Total comprehensive income for the period</b>	-	-	(685)	(685)
<b>Transactions with equity holders, recorded directly in equity</b>				
<i><b>Contributions by and distributions to equity holders</b></i>				
Share-based payments	-	672	-	672
<b>Total contributions by and distributions to equity holders</b>	-	672	-	672
<b>Total transactions with equity holders</b>	-	672	-	672
<b>At 30 September 2019</b>	<b>1,926,053</b>	<b>(157,343)</b>	<b>415,928</b>	<b>2,184,638</b>
<b>At 1 July 2018</b>	1,926,053	(160,637)	180,952	1,946,368
<b>Profit for the period</b>	-	-	13,724	13,724
<b>Total comprehensive income for the period</b>	-	-	13,724	13,724
<b>Transactions with equity holders, recorded directly in equity</b>				
<i><b>Contributions by and distributions to equity holders</b></i>				
Share-based payments	-	705	-	705
<b>Total contributions by and distributions to equity holders</b>	-	705	-	705
<b>Total transactions with equity holders</b>	-	705	-	705
<b>At 30 September 2018</b>	<b>1,926,053</b>	<b>(159,932)</b>	<b>194,676</b>	<b>1,960,797</b>

\* Include reserve for own shares, share option reserve and capital reserve.

**1(e)(ii) Details of any changes in the Company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year. A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

(a) Issued and fully paid ordinary shares (S\$'000):-  
At 1 July and 30 September 2019 1,926,053

(b) GuocoLand Limited Executive Share Scheme 2018 (ESS):-

	<b>2019</b>	<b>2018</b>
<i>No. of share options</i>		
At 1 July	37,900,000	39,700,000
Lapsed	-	(1,000,000)
At 30 September	<u>37,900,000</u>	<u>38,700,000</u>

	<b>30/09/2019</b>	<b>As At 30/09/2018</b>
(c) No. of issued ordinary shares	1,183,373,276	1,183,373,276
Less : No. of shares acquired by the Trust for ESS	(73,604,933)	(73,604,933)
	<u>1,109,768,343</u>	<u>1,109,768,343</u>

The total number of issued ordinary shares excluding shares acquired by the Trust for ESS as at 30 September and 30 June 2019 is 1,109,768,343.

(d) No. of shares acquired by the Trust for ESS:-  
At 1 July and 30 September 2019 73,604,933

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have neither been audited nor reviewed by our auditors.

**3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

Except as disclosed in Item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's most recently audited financial statements for the year ended 30 June 2019.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Arising from the Tentative Agenda Decision issued by the IFRS Interpretation Committee (IFRIC) relating to the capitalisation of borrowing costs for the construction of a residential multi-unit estate development in November 2018, the Group has ceased capitalisation of certain borrowing costs on development properties. The effect of the cessation of the capitalisation of borrowing costs for the period ended 30 September 2018 of \$0.3 million was adjusted in the period ended 31 December 2018 upon the clarification of accounting requirement.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as that of the audited financial statements for the year ended 30 June 2019, except for the adoption of new/revised SFRS(I) applicable for the financial period beginning 1 July 2019 as follows:-

- SFRS(I) 16 *Leases*
- SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*
- *Long-term Interests in Associates and Joint Ventures* (Amendments to SFRS(I) 1-28)
- *Income Tax Consequence of Payments on Financial Instruments Classified as Equity* (Amendments to SFRS(I) 1-12)

SFRS(I) 16

SFRS(I) 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard – i.e. lessors continue to classify leases as finance or operating leases.

The Group applied SFRS(I) 16 on 1 July 2019, using the modified retrospective approach. Therefore, the cumulative effect of adopting SFRS(I) 16 will be recognised as an adjustment to the opening balance of retained earnings at 1 July 2019, with no restatement of comparative information. The Group applied the practical expedient to grandfather the definition of a lease on transition and accordingly SFRS(I) 16 will be applied to these lease contracts.

The adoption of SFRS(I) 16 did not have a material effect on the financial statements of the Group.

**6. Earnings per ordinary share of the Group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends**

	<b>Group</b>	
	<b>First Quarter Ended 30/09/2019</b>	<b>30/09/2018</b>
Earnings per ordinary share for the period based on the Group's profit attributable to equity holders of the Company*:-		
a. Based on weighted average number of ordinary shares in issue after adjusting for the shares held by the Trust for ESS (cents)	3.36	1.93
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768
b. On a fully diluted basis (cents)	3.36	1.93
Weighted average number of ordinary shares ('000)	1,110,084	1,109,768

\* After deducting accrued distribution for perpetual securities for the first quarter ended 30 September 2019 of \$4,764,000 (2018: \$4,718,000).

**7. Net asset value (for the issuer and Group) per ordinary share based on issued share capital of the issuer at the end of the:-**  
**(a) current financial period reported on; and**  
**(b) immediately preceding financial year.**

	<b>Group</b>		<b>Company</b>	
	<b>As At</b>		<b>As At</b>	
	<b>30/09/2019</b>	<b>30/06/2019</b>	<b>30/09/2019</b>	<b>30/06/2019</b>
	<b>S\$</b>	<b>S\$</b>	<b>S\$</b>	<b>S\$</b>
Net asset value per ordinary share based on existing issued share capital after adjusting for the shares held by the Trust for ESS	3.47	3.45	1.97	1.97

8. **A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following:-**
- (a) **any significant factors that affected the turnover, costs and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
  - (b) **any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on.**

(i) **Income statement**

For the first quarter ended 30 September 2019, revenue and gross profit for the Group increased by 62% to \$272.5 million and 77% to \$88.9 million respectively, as compared to the previous corresponding quarter. The improvement in performance was mainly due to higher progressive recognition of sales from Martin Modern. Consequently, profit attributable to equity holders of the Company increased by 61% to \$42.1 million.

During the quarter, other income decreased by \$4.6 million to \$7.2 million mainly due to the net foreign exchange gain recognised in the previous corresponding quarter. Finance costs increased by \$5.8 million to \$25.1 million due to lower capitalisation of finance costs as compared to the previous corresponding quarter. In line with the higher revenue, tax expenses increased from \$4.0 million to \$11.1 million for the quarter. Meanwhile, share of profit of associates and joint ventures decreased by \$7.5 million to \$6.0 million due to lower share of profit from the Shanghai joint venture as well as share of losses from a joint venture in Singapore. The Singapore's joint venture has incurred cost for the development project but no revenue has been recognised during the quarter.

(ii) **Statement of financial position**

The Group's total equity, excluding non-controlling interests, was \$4.3 billion as at 30 September 2019, an increase of 1% from 30 June 2019 mainly due to profit recorded for the quarter.

Inventories increased by 3% to \$3.1 billion due to additions as construction progresses for the Group's development projects. Deposits for land of \$71.5 million was due to progressive payments of close to 10% for the Group's recently-acquired residential site in Tan Quee Lan Street, Singapore in September 2019.

As at 30 September 2019, the Group's net debts increased by 3% while gearing continues to remain at 0.9 times.

9. **Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

No forecast was made. The business environment described in Item 10 of the Group's results announcement for the fourth quarter and full year ended 30 June 2019, has not changed.



**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months.**

Latest estimates released by the Urban Redevelopment Authority in Singapore showed that overall private residential property prices have increased by 0.9% in the third quarter of 2019. This was the second consecutive quarter of increase, albeit at a slower pace than the 1.5% increase recorded in the 2<sup>nd</sup> quarter. According to the estimates, prices for non-landed residential properties in the Core Central Region, Rest of Central Region and Outside Central Region had increased by 2.9%, 1.6% and 0.7% respectively.

In China, new home prices in Chongqing increased by 0.5% month-on-month and rose 9.7% year-on-year in September 2019 according to official data from the National Bureau of Statistics of China.

**11. Dividend**

**(a) Current Financial Period Reported On**

No dividend was declared for the current financial period reported on.

**(b) Corresponding Period of the Immediately Preceding Financial Year**

No dividend was declared for the corresponding period of the immediately preceding financial year.

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

**12. Interested Person Transactions**

The Company does not have a shareholders' mandate for interested person transactions.

**13. Confirmation Pursuant to Rule 705(5) of the Listing Manual**

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results of GuocoLand Limited for the first quarter ended 30 September 2019, to be false or misleading in any material aspect.

Signed by Mr Moses Lee Kim Poo and Mr Raymond Choong Yee How on behalf of the Board of Directors.

**14. Confirmation Pursuant to Rule 720(1) of the Listing Manual**

GuocoLand Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

**BY ORDER OF THE BOARD**

Mary Goh Swon Ping  
Group Company Secretary  
24 October 2019