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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; Mr. Roderic N. A. SAGE, Mr. David Michael NORMAN and Mr. Lester G. HUANG, SBS, JP as Independent Non-executive Directors.

FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::FULL YEARLY RESULTS

Issuer & Securities

Issuer/ Manager

GUOCOLAND LIMITED

Securities

GUOCOLAND LIMITED - SG1R95002270 - F17

Stapled Security

No

Announcement Details

Announcement Title

Financial Statements and Related Announcement

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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 attachments.

Additional Details

For Financial Period Ended

30/06/2020

Attachments

[SGX-Jun2020_combined.pdf](#)

[SGX-News%20Release-24Aug20.pdf](#)

Total size =2105K MB

HALF AND FULL YEAR FINANCIAL STATEMENT ANNOUNCEMENT FOR THE YEAR ENDED 30 JUNE 2020

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

	Group			Group		
	Half Year Ended 30/06/2020 S\$'000	30/06/2019 S\$'000	Increase/ (Decrease) %	Full Year Ended 30/06/2020 S\$'000	30/06/2019 S\$'000	Increase/ (Decrease) %
Revenue	369,756	616,000	(40)	941,841	926,957	2
Cost of sales	(248,320)	(414,544)	(40)	(641,757)	(631,102)	2
Gross profit	121,436	201,456	(40)	300,084	295,855	1
Other income	146,646	220,503	(33)	162,618	238,798	(32)
Administrative expenses	(40,823)	(55,409)	(26)	(88,215)	(93,290)	(5)
Other expenses	(112,899)	(28,188)	N/M	(128,429)	(37,441)	N/M
Finance costs	(56,960)	(54,149)	5	(108,282)	(107,691)	1
Share of profit/(loss) of associates and joint ventures (net of tax)	13,888	(9,688)	N/M	20,922	12,789	64
Profit before tax	71,288	274,525	(74)	158,698	309,020	(49)
Tax expense	(50,697)	(23,827)	113	(68,652)	(21,404)	N/M
Profit for the period/year	20,591	250,698	(92)	90,046	287,616	(69)
Profit attributable to:						
Equity holders of the Company	39,537	218,660	(82)	114,069	255,674	(55)
Non-controlling interests	(18,946)	32,038	N/M	(24,023)	31,942	N/M
	20,591	250,698	(92)	90,046	287,616	(69)

N/M : Not meaningful.

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

	Group			Group		
	Half Year Ended 30/06/2020 S\$'000	30/06/2019 S\$'000	Increase/ (Decrease) %	Full Year Ended 30/06/2020 S\$'000	30/06/2019 S\$'000	Increase/ (Decrease) %
Interest income	7,557	13,721	(45)	18,119	19,877	(9)
Allowance for foreseeable loss on development properties	(4,739)	(1,035)	N/M	(4,725)	(1,035)	N/M
Depreciation of property, plant and equipment	(8,409)	(9,348)	(10)	(17,224)	(16,807)	2
Net fair value loss on derivative financial instruments	(51,506)	(21,505)	140	(65,475)	(25,988)	152
Net foreign exchange gain	4,278	5,190	(18)	4,935	12,759	(61)
Net fair value (loss)/gain on investment properties	(8,275)	197,413	N/M	(8,275)	197,413	N/M
Gain on disposal of interests in a subsidiary	2,798	-	N/M	2,798	-	N/M
Gain/(Loss) on disposal of property, plant and equipment	126,221	(1)	N/M	126,157	(1)	N/M
Impairment loss on investment in a joint venture	(47,000)	-	N/M	(47,000)	-	N/M

N/M : Not meaningful.

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

	Group As At		Company As At	
	30/06/2020 S\$'000	30/06/2019 S\$'000	30/06/2020 S\$'000	30/06/2019 S\$'000
Non-current assets				
Property, plant and equipment	488,538	592,263	-	-
Investment properties	4,917,019	4,877,319	-	-
Subsidiaries	-	-	2,135,935	2,215,738
Associates and joint ventures	529,648	543,969	-	-
Other receivables, including derivatives	911	891	-	-
Deferred tax assets	24,250	29,795	-	-
	5,960,366	6,044,237	2,135,935	2,215,738
Current assets				
Inventories	3,922,646	2,982,227	-	-
Contract assets	40,755	35,113	-	-
Trade and other receivables, including derivatives	202,044	146,154	1	3
Cash and cash equivalents	933,892	823,718	167	214
Assets held for sale	78,852	-	-	-
	5,178,189	3,987,212	168	217
Total assets	11,138,555	10,031,449	2,136,103	2,215,955
Equity				
Share capital	1,926,053	1,926,053	1,926,053	1,926,053
Reserves	1,925,371	1,899,645	178,665	258,598
Equity attributable to ordinary equity holders of the Company	3,851,424	3,825,698	2,104,718	2,184,651
Perpetual securities	406,492	405,949	-	-
	4,257,916	4,231,647	2,104,718	2,184,651
Non-controlling interests	503,434	410,866	-	-
Total equity	4,761,350	4,642,513	2,104,718	2,184,651
Non-current liabilities				
Other payables, including derivatives	746,779	610,771	30,352	30,352
Loans and borrowings	4,541,806	4,204,356	-	-
Deferred tax liabilities	37,517	22,874	-	-
	5,326,102	4,838,001	30,352	30,352
Current liabilities				
Trade and other payables, including derivatives	247,114	204,033	1,033	903
Contract liabilities	20,173	21,171	-	-
Loans and borrowings	723,443	285,440	-	-
Current tax liabilities	60,373	40,291	-	49
	1,051,103	550,935	1,033	952
Total liabilities	6,377,205	5,388,936	31,385	31,304
Total equity and liabilities	11,138,555	10,031,449	2,136,103	2,215,955

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

Amount repayable in one year or less, or on demand

As at 30/06/2020 (S\$'000)		As at 30/06/2019 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
316,021	407,422	45,376	240,064

Amount repayable after one year

As at 30/06/2020 (S\$'000)		As at 30/06/2019 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
3,666,504	875,302	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:-

	Group As At	
	30/06/2020 S\$'000	30/06/2019 S\$'000
At carrying amounts:-		
Property, plant and equipment	470,533	480,671
Investment properties	4,284,596	4,244,548
Inventories	2,955,183	1,799,882
Assets held for sale	78,852	-

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

	Group Half Year Ended		Group Full Year Ended	
	30/06/2020 S\$'000	30/06/2019 S\$'000	30/06/2020 S\$'000	30/06/2019 S\$'000
Cash flows from operating activities				
Profit before tax	71,288	274,525	158,698	309,020
Adjustments for:-				
Allowance for foreseeable loss on development properties	4,739	1,035	4,725	1,035
(Write-back)/Credit loss allowance on trade and other receivables	(108)	775	223	775
Depreciation of property, plant and equipment	8,409	9,348	17,224	16,807
Finance costs	56,960	54,149	108,282	107,691
Gain on disposal of interests in a subsidiary	(2,798)	-	(2,798)	-
(Gain)/Loss on disposal of property, plant and equipment	(126,221)	1	(126,157)	1
Impairment loss on investment in a joint venture	47,000	-	47,000	-
Interest income	(7,557)	(13,721)	(18,119)	(19,877)
Net fair value loss on derivative financial instruments	51,506	21,505	65,475	25,988
Net fair value loss/(gain) from investment properties	8,275	(197,413)	8,275	(197,413)
Share of (profit)/loss of associates and joint ventures (net of tax)	(13,888)	9,688	(20,922)	(12,789)
Share-based payments	1,086	1,282	2,387	2,622
Unrealised exchange loss/(gain)	2,888	(446)	(982)	(5,464)
	101,579	160,728	243,311	228,396
Changes in:-				
Inventories	31,626	(181,722)	(891,273)	(140,096)
Deposits for land	-	28,774	-	-
Contract assets	(36,824)	6,145	(5,886)	155,993
Trade and other receivables	27,163	(11,510)	(82,651)	161,955
Trade and other payables	13,386	(33,538)	40,889	(48,003)
Contract liabilities	935	(3,708)	(965)	(11,987)
Balances with holding companies and related corporations	(44,617)	3,472	(8,616)	3,203
Cash generated from/(used in) operating activities	93,248	(31,359)	(705,191)	349,461
Tax paid	(21,250)	(7,673)	(26,677)	(27,993)
Net cash from/(used in) operating activities	71,998	(39,032)	(731,868)	321,468

	Group Half Year Ended		Group Full Year Ended	
	30/06/2020 S\$'000	30/06/2019 S\$'000	30/06/2020 S\$'000	30/06/2019 S\$'000
Cash flows from investing activities				
Additions to investment properties	(14,293)	(34,028)	(81,466)	(42,017)
Additions to property, plant and equipment	(560)	(2,788)	(2,452)	(7,957)
Balances with associates and joint ventures	1,164	(90,686)	(3,669)	(112,971)
Capital reduction of a joint venture	-	-	-	281,293
Dividends received from associates and joint ventures	250	826	29,268	162,875
Increase in share capital of subsidiaries with non-controlling interests	13,033	-	68,404	-
Interest received	5,075	10,594	13,102	16,783
Proceeds from disposal of property, plant and equipment	214,766	-	214,777	-
Net cash from/(used in) investing activities	219,435	(116,082)	237,964	298,006
Cash flows from financing activities				
Capital reduction of a subsidiary with non-controlling interests	-	-	-	(258)
Dividends paid	-	-	(77,684)	(77,684)
Dividends paid to non-controlling interests	(19)	-	(1,492)	(1,749)
Distribution payment for perpetual securities	(9,275)	(9,276)	(18,400)	(18,299)
(Increase)/Decrease in fixed deposits pledged	(702)	(554)	3,680	(435)
Interest paid	(95,324)	(87,506)	(167,877)	(156,111)
Proceeds from loans and borrowings	545,271	288,839	1,573,287	1,543,923
Proceeds from loans from non-controlling interests	9,330	6,207	98,973	17,655
Repayment of loans and borrowings	(501,509)	(429,954)	(805,257)	(1,968,820)
Net cash (used in)/from financing activities	(52,228)	(232,244)	605,230	(661,778)
Net increase/(decrease) in cash and cash equivalents	239,205	(387,358)	111,326	(42,304)
Cash and cash equivalents at beginning of the period/year	679,967	1,200,999	808,874	870,340
Exchange differences on translation of balances held in foreign currencies	3,521	(4,767)	2,493	(19,162)
Cash and cash equivalents at end of the period/year	922,693	808,874	922,693	808,874

For the purpose of the consolidated statement of cash flows, cash and cash equivalents exclude cash collaterals and are presented net of bank overdrafts repayable on demand.

For the half year ended 30 June 2020, net cash generated from operating activities was \$72.0 million as compared to \$39.0 million used in the previous corresponding period. Net cash from investing activities of \$219.4 million was mainly from the sale of Guoman Hotel in Shanghai. For financing activities, net cash of \$52.2 million was used mainly for repayment of loans and interest payments during the period.

For the financial year ended 30 June 2020, operating activities used cash of \$731.9 million mainly for new land acquisitions, as compared to cash generated of \$321.5 million in the previous financial year. Net cash from investing activities in the current financial year of \$238.0 million was mainly from the sale of Guoman Hotel. Meanwhile, net cash from financing activities of \$605.2 million was mainly from loans and borrowings for new land acquisitions during the year.

1(d) Consolidated Statement of Comprehensive Income

	Group Half Year Ended		Increase/ (Decrease)	Group Full Year Ended		Increase/ (Decrease)
	30/06/2020	30/06/2019	%	30/06/2020	30/06/2019	%
	S\$'000	S\$'000		S\$'000	S\$'000	
Profit for the period/year	20,591	250,698	(92)	90,046	287,616	(69)
Other comprehensive income						
<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	21,530	(28,721)	N/M	6,670	(117,400)	N/M
Translation differences of subsidiaries reclassified to profit or loss upon disposal	(49)	-	N/M	(49)	-	N/M
Effective portion of changes in fair value of cash flow hedges	(2,778)	228	N/M	607	2,407	(75)
Effective portion of changes in fair value of net investment hedges	(5,788)	1,774	N/M	(1,652)	6,763	N/M
Total other comprehensive income for the period/year, net of tax	12,915	(26,719)	N/M	5,576	(108,230)	N/M
Total comprehensive income for the period/year, net of tax	33,506	223,979	(85)	95,622	179,386	(47)
Attributable to:						
Equity holders of the Company	49,901	194,904	(74)	119,966	160,969	(25)
Non-controlling interests	(16,395)	29,075	NM	(24,344)	18,417	N/M
Total comprehensive income for the period/year, net of tax	33,506	223,979	(85)	95,622	179,386	(47)

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 Full Year ended 30 June 2020 and 30 June 2019

Group	Attributable to ordinary equity holders of the Company							
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000	Non-Controlling Interests S\$'000	Total Equity 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
Total comprehensive income for the year								
Profit for the year	-	-	114,069	114,069	-	114,069	(24,023)	90,046
Other comprehensive income								
<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	-	6,483	-	6,483	-	6,483	187	6,670
Translation differences of subsidiaries reclassified to profit or loss upon disposal	-	459	-	459	-	459	(508)	(49)
Effective portion of changes in fair value of cash flow hedges	-	607	-	607	-	607	-	607
Effective portion of changes in fair value of net investment hedges	-	(1,652)	-	(1,652)	-	(1,652)	-	(1,652)
Total other comprehensive income, net of tax	-	5,897	-	5,897	-	5,897	(321)	5,576
Total comprehensive income for the year, net of tax	-	5,897	114,069	119,966	-	119,966	(24,344)	95,622
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(18,943)	(18,943)	18,943	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(18,400)	(18,400)	-	(18,400)
Dividends	-	-	(77,684)	(77,684)	-	(77,684)	(1,492)	(79,176)
Capitalisation of shareholder's loan from non-controlling interests	-	-	-	-	-	-	50,000	50,000
Capital contributions from non-controlling interests	-	-	-	-	-	-	68,404	68,404
Share-based payments	-	2,387	-	2,387	-	2,387	-	2,387
Total contributions by and distributions to equity holders	-	2,387	(96,627)	(94,240)	543	(93,697)	116,912	23,215
Total transactions with equity holders	-	2,387	(96,627)	(94,240)	543	(93,697)	116,912	23,215
At 30 June 2020	1,926,053	(222,016)	2,147,387	3,851,424	406,492	4,257,916	503,434	4,761,350

* Include reserve for own shares, share option reserve, capital reserve, translation reserve, revaluation 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 S\$'000	Total Equity S\$'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	
Total comprehensive income for the year									
Profit for the year	-	-	255,674	255,674	-	255,674	31,942	287,616	
Other comprehensive income									
<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	-	(103,875)	-	(103,875)	-	(103,875)	(13,525)	(117,400)	
Effective portion of changes in fair value of cash flow hedges	-	2,407	-	2,407	-	2,407	-	2,407	
Effective portion of changes in fair value of net investment hedges	-	6,763	-	6,763	-	6,763	-	6,763	
Total other comprehensive income, net of tax	-	(94,705)	-	(94,705)	-	(94,705)	(13,525)	(108,230)	
Total comprehensive income for the year, net of tax	-	(94,705)	255,674	160,969	-	160,969	18,417	179,386	
Transactions with equity holders, recorded directly in equity									
Contributions by and distributions to equity holders									
Accrued distribution for perpetual securities	-	-	(19,272)	(19,272)	19,272	-	-	-	
Distribution payment for perpetual securities	-	-	-	-	(18,299)	(18,299)	-	(18,299)	
Dividends	-	-	(77,684)	(77,684)	-	(77,684)	(1,749)	(79,433)	
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	-	-	(258)	(258)	
Share-based payments	-	2,622	-	2,622	-	2,622	-	2,622	
Total contributions by and distributions to equity holders	-	2,622	(96,956)	(94,334)	973	(93,361)	(2,007)	(95,368)	
Total transactions with equity holders	-	2,622	(96,956)	(94,334)	973	(93,361)	(2,007)	(95,368)	
At 30 June 2019	1,926,053	(230,300)	2,129,945	3,825,698	405,949	4,231,647	410,866	4,642,513	

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

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 July 2019	1,926,053	(158,015)	416,613	2,184,651
Loss for the year	-	-	(4,636)	(4,636)
Total comprehensive income for the year	-	-	(4,636)	(4,636)
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(77,684)	(77,684)
Share-based payments	-	2,387	-	2,387
Total contributions by and distributions to equity holders	-	2,387	(77,684)	(75,297)
Total transactions with equity holders	-	2,387	(77,684)	(75,297)
At 30 June 2020	1,926,053	(155,628)	334,293	2,104,718
Company				
At 1 July 2018	1,926,053	(160,637)	180,952	1,946,368
Profit for the year	-	-	313,345	313,345
Total comprehensive income for the year	-	-	313,345	313,345
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(77,684)	(77,684)
Share-based payments	-	2,622	-	2,622
Total contributions by and distributions to equity holders	-	2,622	(77,684)	(75,062)
Total transactions with equity holders	-	2,622	(77,684)	(75,062)
At 30 June 2019	1,926,053	(158,015)	416,613	2,184,651

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

Statement of Changes in Equity for the Half Year ended 30 June 2020 and 30 June 2019

Group	Attributable to ordinary equity holders of the Company				Perpetual Securities S\$'000	Total S\$'000	Non- Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000				
At 1 January 2020	1,926,053	(233,466)	2,117,247	3,809,834	406,370	4,216,204	470,997	4,687,201
Total comprehensive income for the period								
Profit for the period	-	-	39,537	39,537	-	39,537	(18,946)	20,591
Other comprehensive income								
<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	-	18,471	-	18,471	-	18,471	3,059	21,530
Translation differences of subsidiaries reclassified to profit or loss upon disposal	-	459	-	459	-	459	(508)	(49)
Effective portion of changes in fair value of cash flow hedges	-	(2,778)	-	(2,778)	-	(2,778)	-	(2,778)
Effective portion of changes in fair value of net investment hedges	-	(5,788)	-	(5,788)	-	(5,788)	-	(5,788)
Total other comprehensive income, net of tax	-	10,364	-	10,364	-	10,364	2,551	12,915
Total comprehensive income for the period, net of tax	-	10,364	39,537	49,901	-	49,901	(16,395)	33,506
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(9,397)	(9,397)	9,397	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,275)	(9,275)	-	(9,275)
Dividends	-	-	-	-	-	-	(19)	(19)
Capitalisation of shareholder's loan from non-controlling interests	-	-	-	-	-	-	35,818	35,818
Capital contributions from non-controlling interests	-	-	-	-	-	-	13,033	13,033
Share-based payments	-	1,086	-	1,086	-	1,086	-	1,086
Total contributions by and distributions to equity holders	-	1,086	(9,397)	(8,311)	122	(8,189)	48,832	40,643
Total transactions with equity holders	-	1,086	(9,397)	(8,311)	122	(8,189)	48,832	40,643
At 30 June 2020	1,926,053	(222,016)	2,147,387	3,851,424	406,492	4,257,916	503,434	4,761,350

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

Group	Attributable to ordinary equity holders of the Company							
	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Ordinary Equity S\$'000	Perpetual Securities S\$'000	Total S\$'000	Non-Controlling Interests S\$'000	Total Equity S\$'000
At 1 January 2019	1,926,053	(207,826)	1,921,102	3,639,329	405,408	4,044,737	381,791	4,426,528
Total comprehensive income for the period								
Profit for the period	-	-	218,660	218,660	-	218,660	32,038	250,698
Other comprehensive income								
<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	-	(25,758)	-	(25,758)	-	(25,758)	(2,963)	(28,721)
Effective portion of changes in fair value of cash flow hedges	-	228	-	228	-	228	-	228
Effective portion of changes in fair value of net investment hedges	-	1,774	-	1,774	-	1,774	-	1,774
Total other comprehensive income, net of tax	-	(23,756)	-	(23,756)	-	(23,756)	(2,963)	(26,719)
Total comprehensive income for the period, net of tax	-	(23,756)	218,660	194,904	-	194,904	29,075	223,979
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(9,817)	(9,817)	9,817	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,276)	(9,276)	-	(9,276)
Share-based payments	-	1,282	-	1,282	-	1,282	-	1,282
Total contributions by and distributions to equity holders	-	1,282	(9,817)	(8,535)	541	(7,994)	-	(7,994)
Total transactions with equity holders	-	1,282	(9,817)	(8,535)	541	(7,994)	-	(7,994)
At 30 June 2019	1,926,053	(230,300)	2,129,945	3,825,698	405,949	4,231,647	410,866	4,642,513

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

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 January 2020	1,926,053	(156,714)	337,426	2,106,765
Loss for the period	-	-	(3,133)	(3,133)
Total comprehensive income for the period	-	-	(3,133)	(3,133)
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Share-based payments	-	1,086	-	1,086
Total contributions by and distributions to equity holders	-	1,086	-	1,086
Total transactions with equity holders	-	1,086	-	1,086
At 30 June 2020	1,926,053	(155,628)	334,293	2,104,718
Company				
At 1 January 2019	1,926,053	(159,297)	252,952	2,019,708
Profit for the period	-	-	163,661	163,661
Total comprehensive income for the period	-	-	163,661	163,661
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Share-based payments	-	1,282	-	1,282
Total contributions by and distribution to equity holders	-	1,282	-	1,282
Total transactions with equity holders	-	1,282	-	1,282
At 30 June 2019	1,926,053	(158,015)	416,613	2,184,651

* 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 January and 30 June 2020	1,926,053
(b)	GuocoLand Limited Executive Share Scheme 2018 (ESS):-	
	<i>No. of share options</i>	2020 2019
	At 1 January	37,900,000 38,700,000
	Lapsed	- (800,000)
	At 30 June	37,900,000 37,900,000
		As At
		30/06/2020 30/06/2019
(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)
		1,109,768,343 1,109,768,343
(d)	No. of shares acquired by the Trust for ESS:- At 1 July 2019 and 30 June 2020	73,604,933

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

The figures for the financial year ended 30 June 2020 have been audited by the Company's auditors.

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

The auditors' report with respect to the Group's financial statements for the year ended 30 June 2020 is attached.

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 year as those applied in the most recently audited financial statements of the Group for the financial 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.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year 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.

	Group Half Year Ended		Group Full Year Ended	
	30/06/2020	30/06/2019	30/06/2020	30/06/2019
Earnings per ordinary share for the period/year 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)	2.72	18.82	8.57	21.30
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768	1,109,768	1,109,768
(b) On a fully diluted basis (cents)	2.72	18.82	8.57	21.30
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768	1,109,768	1,109,768

* After deducting accrued distribution for perpetual securities for the half and full year ended 30 June 2020 of \$9,397,000 (2019: \$9,817,000) and \$18,943,000 (2019: \$19,272,000) respectively.

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.

	Group As At		Company As At	
	30/06/2020	30/06/2019	30/06/2020	30/06/2019
	S\$	S\$	S\$	S\$
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	1.90	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**

Half Year Ended 30 June 2020

For the half year ended 30 June 2020, revenue and gross profit for the Group decreased by 40% to \$369.8 million and \$121.4 million respectively, as compared to the previous corresponding period. The Coronavirus Disease 2019 ("COVID-19") pandemic has impacted the sales momentum and construction progress of the Group's development projects in the second half of the financial year. The decrease in performance was mainly due to lower contribution from the residential projects in Singapore. Whilst revenue from the Group's investment properties decreased by approximately 4%, revenue from the hotel business fell by more than 65% as compared to the previous corresponding period. Gross profit margin for the Group remained stable at approximately 33%.

In line with the lower sales activities, administrative expenses fell by 26% to \$40.8 million. Meanwhile, other income decreased by 33% to \$146.6 million. In 2019, a net fair value gain on investment properties of \$197.4 million was recorded. In the current period, it was a net fair value loss on investment properties of \$8.3 million. The independent valuation reports have highlighted estimation uncertainty arising from the COVID-19 pandemic, a higher degree of caution should be exercised when relying upon the valuation. The valuations are based on the information available as at the date of valuation and values may change significantly and unexpectedly over a short period of time. The drop in the fair value gain was partially offset by the gain from the sale of Guoman Hotel in Shanghai in the current period; which was also the main reason for the increase in tax expense. Tax expenses for the half year included tax on disposal gain in China at 25% as well as adjustment for non-deductible items relating to unrealised impairment and fair value losses.

Other expenses increased by \$84.7 million to \$112.9 million for the half year ended 30 June 2020, partly due to the higher fair value losses on the interest rate swaps to hedge floating interest rate. In addition, in view of the economic uncertainties ahead, the Group recorded an impairment loss of \$47 million on its joint venture investment in EcoWorld International Berhad ("EWI") during the period due to the uncertain market conditions in the United Kingdom and Australia.

Overall, the Group's profit attributable to equity holders of the Company decreased by 82% to \$39.5 million for the half year ended 30 June 2020.

Full Year Ended 30 June 2020

For the full year ended 30 June 2020, the Group's revenue and gross profit increased marginally to \$941.8 million and \$300.1 million respectively, as compared to the last financial year. Whilst revenue from the Group's property development business has increased by approximately 5%, revenue from investment properties decreased marginally and revenue from hotels fell by close to 30%.

Other income decreased by 32% to \$162.6 million due to the absence of fair value gain on investment properties in the current year, but the drop was partially offset by the gain from the sale of Guoman Hotel in Shanghai. Mainly due to the gain on disposal of Guoman Hotel, tax expense increased by \$47.2 million to \$68.7 million for the financial year. Meanwhile, other expenses increased by \$91.0 million to \$128.4 million mainly due to the impairment loss provided on the Group's joint venture investment and the higher fair value losses on the interest rate swaps. Current year's taxes included tax on disposal gain in China at 25% as well as adjustment for non-deductible items relating to unrealised impairment and fair value losses.

Consequently, profit attributable to equity holders of the Company decreased by 55% to \$114.1 million for the full year ended 30 June 2020.

(ii) **Statement of financial position**

The Group's total equity, excluding non-controlling interests, was \$4.3 billion as at 30 June 2020. This was a slight increase of 1% as compared to 30 June 2019 as profit recorded for the year was partially offset by dividends payment of \$77.7 million during the year.

As at 30 June 2020, property, plant and equipment fell by 18% to \$488.5 million mainly due to the sale of Guoman Hotel in Shanghai during the year. Meanwhile, a conditional sale and purchase agreement was entered to dispose an office building known as Menara Guoco in Malaysia for a consideration of RM242.1 million in March 2020. Accordingly, this building has been reclassified from investment properties to assets held for sale as at 30 June 2020.

Inventories increased by 32% to \$3.9 billion mainly due to the acquisition of a site at Tan Quee Lan Street ("Tan Quee Lan Site") in Singapore during the year. Meanwhile, non-current other payables increased by 22% to \$746.8 million mainly due to contributions by the Group's joint venture partners for their equity interests in the Tan Quee Lan Site, as represented by amounts due to non-controlling interests.

Total loans and borrowings increased by 17% as compared to 30 June 2020 mainly due to the financing of new land acquisitions. As at 30 June 2020, the Group's gearing is at approximately one time.

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

No forecast has been previously disclosed to shareholders.

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 real estate statistics released by the Urban Redevelopment Authority in Singapore showed that overall private residential price index increased by 0.3% quarter-on-quarter in the 2nd quarter of 2020, compared with the 1.0% decrease in the previous quarter. Prices of non-landed residential properties in the Core Central Region and Outside Central Region increased by 2.7% and 0.1% respectively, while prices in the Rest of Central Region decreased by 1.7%, from the previous quarter. As part of the circuit breaker measures to curb the spread of COVID-19, showflats were closed and property viewings disallowed from 7 April to 18 June.

According to official data from the National Bureau of Statistics of China, new home prices across the 70 biggest cities in China rose 0.5% month-on-month and 4.8% year-on-year in July 2020. In Chongqing, prices increased by 0.5% month-on-month and 4.6% year-on-year in July 2020.

The Group is paying close attention to the COVID-19 situation and its impact on the Group's property development and investment activities. Construction of the Group's ongoing development projects in Singapore, China and Malaysia have resumed. We will proactively manage our business to build a resilient and sustainable business for the long term. This includes provision of a safe business and work environment for our clients, business partners and employees, greater use of technology to ensure business continuity and diversification of our supply chains. Additional measures adopted include active containment of costs, management of cashflow, further streamlining of processes and reconfiguring our sales and marketing approach.

11. Dividend

(a) Current Financial Period Reported On

Name of Dividend	Proposed First and Final One-Tier Exempt Ordinary Dividend
Dividend Type	Cash
Dividend Amount Per Share (in cents)	6 cents

(b) Corresponding Period of the Immediately Preceding Financial Year

Name of Dividend	Proposed First and Final One-Tier Exempt Ordinary Dividend
Dividend Type	Cash
Dividend Amount Per Share (in cents)	7 cents

(c) Date payable

The proposed first and final one-tier exempt ordinary dividend of 6 cents per share in respect of the financial year ended 30 June 2020, if approved at the Annual General Meeting to be held on 23 October 2020, will be paid on 19 November 2020.

(d) Books closure date

Notice is hereby given that subject to shareholders approving the declaration of a first and final one-tier exempt ordinary dividend, the Transfer Books and Register of Members of the Company will be closed on 2 November 2020, for the preparation of dividend warrants. Duly completed transfers should reach the office of the Company's Registrar, B.A.C.S. Private Limited, at 8 Robinson Road #03-00 ASO Building, Singapore 048544, not later than 5.00 p.m. on 30 October 2020. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the said dividends will be paid by the Company to CDP which will in turn distribute the dividend entitlements to holders of ordinary shares in accordance with its practice.

12. Segmented revenue and results for business or geographical segments (of the Group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Business Segment	GuocoLand Singapore S\$'000	GuocoLand China S\$'000	GuocoLand Malaysia S\$'000	GuocoLand Vietnam S\$'000	Others S\$'000	Sub-Total S\$'000	Unallocated S\$'000	Total S\$'000
2020								
Revenue								
External revenue	756,027	3,399	123,864	7,039	51,482	941,811	30	941,841
Results								
Segment profit/(loss) before tax	183,149	(21,802)	18,093	1,760	105,237	286,437	(11,498)	274,939
Share of profit of associates and joint ventures (net of tax)	-	1,673	286	-	18,963	20,922	-	20,922
Impairment loss	-	-	-	-	(47,000)	(47,000)	-	(47,000)
Interest income	4,498	3,080	1,281	860	750	10,469	7,650	18,119
Finance costs	(70,558)	-	(10,457)	-	(10,365)	(91,380)	(16,902)	(108,282)
Profit/(loss) before tax	117,089	(17,049)	9,203	2,620	67,585	179,448	(20,750)	158,698
Tax (expense)/credit	(21,684)	3,563	(11,941)	(1,975)	(31,425)	(63,462)	(5,190)	(68,652)
Profit/(loss) for the year	95,405	(13,486)	(2,738)	645	36,160	115,986	(25,940)	90,046
2019								
Revenue								
External revenue	716,542	3,721	114,530	19,178	72,956	926,927	30	926,957
Results								
Segment profit/(loss) before tax	383,974	2,226	12,063	7,127	(9,643)	395,747	(11,702)	384,045
Share of profit/(loss) of associates and joint ventures (net of tax)	(1,600)	7,933	2,393	-	4,063	12,789	-	12,789
Interest income	4,886	2,712	1,909	449	857	10,813	9,064	19,877
Finance costs	(63,258)	(1,151)	(16,684)	-	(6,322)	(87,415)	(20,276)	(107,691)
Profit/(loss) before tax	324,002	11,720	(319)	7,576	(11,045)	331,934	(22,914)	309,020
Tax (expense)/credit	(18,833)	7,153	(2,687)	(1,861)	(1,647)	(17,875)	(3,529)	(21,404)
Profit/(loss) for the year	305,169	18,873	(3,006)	5,715	(12,692)	314,059	(26,443)	287,616

13. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

For the current financial year ended 30 June 2020, GuocoLand Singapore segment continues to be the key contributor of the Group's revenue, with contribution of approximately 80%. Comparing with the previous financial year, revenue increased by 6% to \$756.0 million. Due to the absence of fair value gain on investment properties in current financial year, profit for the year decreased by 69% to \$95.4 million.

GuocoLand China segment recorded a loss for the year of \$13.5 million as compared to a profit of \$18.9 million in the previous financial year. This was mainly because completed projects in China were substantially sold in prior years and new projects are under construction and not launched in the year.

GuocoLand Malaysia segment's revenue increased by 8% to \$123.9 million in the current financial year mainly due to the disposal of a land parcel located in the Mukim and District of Jasin, Melaka. However, the segment recorded a loss for the year of \$2.7 million, although it was an improvement of close to 10% as compared to the previous financial year. The loss for the year was mainly due to additional tax provided during the year in relation to prior years. Meanwhile, as GuocoLand Vietnam segment has substantially brought down its inventory in last financial year, revenue and profit for the current financial year decreased to \$7.0 million and \$0.6 million respectively.

Included in the Others segment are the performance of the hotels and EWI. Revenue from hotels fell by close to 30% to \$51.5 million for the year. Profit for the year for the Others segment was \$36.2 million as compared to a loss of \$12.7 million in the previous financial year. This was mainly due to the gain from the sale of Guoman Hotel in Shanghai, but partially offset by the impairment loss provided for the investment in EWI in view of the economic uncertainties.

14. A breakdown of sales.

	Group Full Year Ended		Increase/ (Decrease) %
	30/06/2020 S\$'000	30/06/2019 S\$'000	
(a) Revenue for first half year	572,085	310,957	84
(b) Profit after tax but before deducting non-controlling interests for first half year	69,455	36,918	88
(c) Revenue for second half year	369,756	616,000	(40)
(d) Profit after tax but before deducting non-controlling interests for second half year	20,591	250,698	(92)

15. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Group Full Year Ended	
	30/06/2020 S\$'000	30/06/2019 S\$'000
Ordinary dividends paid in respect of previous financial years	77,684	77,684

16. Interested Person Transactions

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

17. 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.

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer.

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, GuocoLand Limited (the “Company”) confirms that there is no person occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of the director, chief executive officer or substantial shareholder of the Company.

19. Disclosure on Acquisitions and Realisations Pursuant to Rule 706A

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company had made the following announcements relating to acquisitions and realisations made by the Group during the financial year ended 30 June 2020:

Acquisitions

1. 26 July 2019 The incorporation of a wholly-owned subsidiary, GuocoLand China Holding Pte. Ltd.
2. 18 Sept 2019 The incorporation of indirect subsidiaries, MTG Apartments Pte. Ltd. and MTG Retail Pte. Ltd.
3. 12 March 2020 The establishment of a new subsidiary, Chongqing Xin Hao Ren Real Estate Development Co., Ltd in the People’s Republic of China.

Realisations

1. 6 August 2019 The commencement of members’ voluntary liquidation of Waterline Development Pte. Ltd.
2. 4 December 2019 The cessation of Beijing Ming Hua Property Co. Ltd. (“BJMH”) as a subsidiary upon the completion of the transfer of 75% equity interest in BJMH by GuocoLand (China) Limited, the Company’s wholly-owned subsidiary, to Beijing Huarong Comprehensive Co., Ltd.
3. 9 December 2019 The striking-off of joint venture company, Chengdu Yi Xin Lake Development Pte. Ltd.
4. 2 March 2020 The dissolution of a dormant indirect wholly-owned subsidiary, Elliot Development Pte. Ltd. under member’s voluntary liquidation.
5. 26 June 2020 The commencement of members’ voluntary liquidation of Goodwood Residences Development Pte. Ltd.

The details relating to the aforesaid acquisitions and realisations may be found in the relevant announcements as per the dates stated above.

BY ORDER OF THE BOARD

Mary Goh Swon Ping
Group Company Secretary
24 August 2020



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Independent auditors' report

Members of the Company
GuocoLand Limited

Report on the audit of the financial statements

Opinion

We have audited the financial statements of GuocoLand Limited (the "Company") and its subsidiaries (the "Group"), which comprise the statements of financial position of the Group and the Company as at 30 June 2020, the statement of profit or loss, statement of comprehensive income, statement of changes in equity and statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, as set out on pages 15 to 97.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 (the "Act") and Singapore Financial Reporting Standards (International) ("SFRS(I)s") so as to give a true and fair view of the financial position of the Group and the Company as at 30 June 2020 and the financial performance, changes in equity and cash flows of the Group for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the "Auditors' responsibilities for the audit of the financial statements" section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Valuation of investment properties (\$4.9 billion)
(Refer to Note 5 to the financial statements)

Risk

The Group owns a portfolio of investment properties in Singapore, Malaysia and China. Investment properties represent the single largest asset category on the consolidated statement of financial position.

The investment properties are stated at their fair values based on independent external valuations. The valuation process involves significant judgement in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are sensitive to key assumptions applied, including those relating to capitalisation rate and comparable sales price, i.e. a small change in assumptions may have a significant impact to the valuation.

The independent valuation reports have highlighted estimation uncertainty arising from the COVID-19 outbreak, a higher degree of caution should be exercised when relying upon the valuation. The valuations are based on the information available as at the date of valuations and values may change significantly and unexpectedly over a short period of time.

Our response

We evaluated the competence and objectivity of the external valuers and held discussions with the valuers to understand their valuation methods and assumptions used.

We considered the valuation methodologies used against those applied by other valuers for similar property types. We assessed the reasonableness of the rental information used in the valuations by comparing to supporting leases and externally available industry data. We also assessed the reasonableness of the key assumptions, which included capitalisation rate, gross development value and comparable sales price used in the valuations by comparing them to available industry data, taking into consideration relevant market factors and conditions.

We also considered industry research reports and discussed with the valuers the impact of COVID-19 on the critical assumptions applied in the valuations.

We assessed whether the disclosures in the financial statements appropriately described the judgements and uncertainties inherent in the valuations.

Our findings

The valuers are members of recognised professional bodies for valuers and have considered their own independence in carrying out their work.

The valuation methodologies adopted by the valuers are in line with generally accepted market practices and the key assumptions used are within the range of available market data for comparable properties, based on market conditions. We found the disclosures in the financial statements to be appropriate in their description of the inherent judgement, estimation and uncertainties involved.



Valuation of development properties (\$3.9 billion)

(Refer to Note 9 to the financial statements)

Risk

The Group's development properties comprise mainly residential properties in Singapore, Malaysia and China. Development properties are stated at the lower of their cost and their estimated net realisable value ("NRV").

The determination of the estimated NRV is largely dependent on the forecast selling price for the property. The uncertain economic outlook and market sentiments might exert downward pressure on property prices. There is therefore a risk that the carrying value of development properties exceeds future selling price, resulting in unforeseen losses when the properties are eventually sold.

Our response

We assessed the reasonableness of the forecast selling prices by considering recent transacted sales prices for the same project and/or comparable properties as well as market research reports.

We also performed sensitivity analysis for selling price decline and/or construction cost escalation to assess the risk of unforeseen losses.

Our findings

In making its estimates of the forecast selling prices, which is used in determining the NRV, the Group takes into account the macroeconomic and real estate price trend for the markets in which the properties are located. We found the Group's forecast selling prices to be within the range of observable selling prices in the market.

Other information

Management is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report other than the financial statements and our auditors' report thereon.

We have not obtained any other information prior to the date of this auditors' report except for the Directors' Statement. The remaining other information is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the remaining other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with SSAs.

Responsibilities of management and directors for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I)s, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditors' report is Lee Sze Yeng.

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
24 August 2020