

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. CHEW Seong Aun as Executive Director; 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

Date & Time of Broadcast

26-Aug-2021 19:53:03

Status

New

Announcement Sub Title

Full Yearly Results

Announcement Reference

SG210826OTHRMWP

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

30/06/2021

Attachments

[SGX-Condensed report Jun 2021.pdf](#)[SGX-Media Release FY2021.pdf](#)

Total size = 1196K MB

**GuocoLand Limited
And Its Subsidiaries**

**Condensed Interim Financial Statements
For the six months and full year ended 30 June 2021**

Contents

A.	Condensed consolidated statement of profit or loss and other comprehensive income	1
B.	Condensed statements of financial position	3
C.	Condensed statements of changes in equity	4
D.	Condensed consolidated statement of cash flows	7
E.	Notes to the condensed interim consolidated financial statements	9
F.	Other information required by Listing Rule Appendix 7.2	22

A. Condensed consolidated statement of profit or loss and other comprehensive income

	Note	Group Half Year Ended			Group Full Year Ended		
		30/06/2021 \$'000	Re-presented* 30/06/2020 \$'000	Increase/ (Decrease) %	30/06/2021 \$'000	Re-presented* 30/06/2020 \$'000	Increase/ (Decrease) %
Continuing operations							
Revenue	4.3	534,135	367,432	45	853,734	934,802	(9)
Cost of sales		(360,669)	(245,936)	47	(585,291)	(635,511)	(8)
Gross profit		<u>173,466</u>	<u>121,496</u>	43	<u>268,443</u>	<u>299,291</u>	(10)
Other income		113,759	145,574	(22)	138,936	160,513	(13)
Administrative expenses		(36,988)	(40,685)	(9)	(75,063)	(87,913)	(15)
Other expenses		(8,391)	(112,932)	(93)	(9,475)	(128,453)	(93)
Finance costs		(52,848)	(56,960)	(7)	(95,670)	(108,282)	(12)
Share of profit of associates and joint ventures (net of tax)		4,743	13,888	(66)	12,704	20,922	(39)
Profit before tax	6	<u>193,741</u>	<u>70,381</u>	175	<u>239,875</u>	<u>156,078</u>	54
Tax expense	7	(5,848)	(49,080)	(88)	(37,762)	(66,677)	(43)
Profit from continuing operations		<u>187,893</u>	<u>21,301</u>	N/M	<u>202,113</u>	<u>89,401</u>	126
Discontinued operation							
(Loss)/Profit from discontinued operation (net of tax)	4.1	(2,575)	(710)	N/M	(2,585)	645	N/M
Profit for the period/year		<u>185,318</u>	<u>20,591</u>	N/M	<u>199,528</u>	<u>90,046</u>	122
Profit attributable to:							
Equity holders of the Company		<u>146,220</u>	<u>39,537</u>	N/M	<u>169,106</u>	<u>114,069</u>	48
Non-controlling interests		39,098	(18,946)	N/M	30,422	(24,023)	N/M
		<u>185,318</u>	<u>20,591</u>	N/M	<u>199,528</u>	<u>90,046</u>	122
Earnings per share for profit for the period/year attributable to equity holders of the Company							
Basic / Diluted (cents)	15	12.33	2.72	N/M	13.52	8.57	N/M

N/M : Not meaningful.

* See note 4.1. The comparative information has been re-presented due to discontinued operation.

A. Condensed consolidated statement of profit or loss and other comprehensive income (cont'd)

	Group			Group		
	Half Year Ended 30/06/2021	30/06/2020	Increase/ (Decrease)	Full Year Ended 30/06/2021	30/06/2020	Increase/ (Decrease)
	\$'000	\$'000	%	\$'000	\$'000	%
Profit for the period/year	185,318	20,591	N/M	199,528	90,046	122
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	43,766	21,530	103	88,296	6,670	N/M
Translation difference of subsidiaries reclassified to profit or loss upon disposal	(815)	(49)	N/M	(815)	(49)	N/M
Effective portion of changes in fair value of cash flow hedges	(1,632)	(2,778)	(41)	(5,097)	607	N/M
Effective portion of changes in fair value of net investment hedges	(4,454)	(5,788)	(23)	(15,031)	(1,652)	N/M
Net change in fair value of cash flow hedges reclassified to profit or loss	13,491	-	N/M	13,491	-	N/M
Total other comprehensive income for the period/year, net of tax	50,356	12,915	N/M	80,844	5,576	N/M
Total comprehensive income for the period/year, net of tax	235,674	33,506	N/M	280,372	95,622	193
Attributable to:						
Equity holders of the Company	194,053	49,901	N/M	240,824	119,966	101
Non-controlling interests	41,621	(16,395)	N/M	39,548	(24,344)	N/M
Total comprehensive income for the period/year, net of tax	235,674	33,506	N/M	280,372	95,622	193

N/M : Not meaningful.

B. Condensed statements of financial position

	Note	Group As at		Company As at	
		30/06/2021 \$'000	30/06/2020 \$'000	30/06/2021 \$'000	30/06/2020 \$'000
Non-current assets					
Property, plant and equipment and Rights-of-use assets	10	479,055	488,538	-	-
Investment properties	11	4,974,546	4,917,019	-	-
Subsidiaries		-	-	2,083,461	2,135,935
Associates and joint ventures		517,892	529,648	-	-
Other receivables, including derivatives		-	911	-	-
Deferred tax assets		36,143	24,250	-	-
		<u>6,007,636</u>	<u>5,960,366</u>	<u>2,083,461</u>	<u>2,135,935</u>
Current assets					
Inventories	12	3,550,906	3,922,646	-	-
Contract assets		498,422	40,755	-	-
Trade and other receivables, including derivatives		108,473	202,044	5	1
Cash and cash equivalents		1,129,289	933,892	126	167
Assets of disposal group and Assets held for sale	4.1	20,856	78,852	-	-
		<u>5,307,946</u>	<u>5,178,189</u>	<u>131</u>	<u>168</u>
Total assets		<u>11,315,582</u>	<u>11,138,555</u>	<u>2,083,592</u>	<u>2,136,103</u>
Equity					
Share capital	14	1,926,053	1,926,053	1,926,053	1,926,053
Reserves		2,074,171	1,925,371	155,529	178,665
Equity attributable to ordinary equity holders of the Company					
		4,000,224	3,851,424	2,081,582	2,104,718
Perpetual securities		407,060	406,492	-	-
		<u>4,407,284</u>	<u>4,257,916</u>	<u>2,081,582</u>	<u>2,104,718</u>
Non-controlling interests		537,176	503,434	-	-
Total equity		<u>4,944,460</u>	<u>4,761,350</u>	<u>2,081,582</u>	<u>2,104,718</u>
Non-current liabilities					
Other payables, including derivatives		729,168	746,779	1,001	30,352
Loans and borrowings	13	4,164,867	4,541,806	-	-
Deferred tax liabilities		34,632	37,517	-	-
		<u>4,928,667</u>	<u>5,326,102</u>	<u>1,001</u>	<u>30,352</u>
Current liabilities					
Trade and other payables, including derivatives		371,076	247,114	1,009	1,033
Contract liabilities		97,472	20,173	-	-
Loans and borrowings	13	947,366	723,443	-	-
Current tax liabilities		24,011	60,373	-	-
Liabilities of disposal group held for sale	4.1	2,530	-	-	-
		<u>1,442,455</u>	<u>1,051,103</u>	<u>1,009</u>	<u>1,033</u>
Total liabilities		<u>6,371,122</u>	<u>6,377,205</u>	<u>2,010</u>	<u>31,385</u>
Total equity and liabilities		<u>11,315,582</u>	<u>11,138,555</u>	<u>2,083,592</u>	<u>2,136,103</u>

C. Condensed statements of changes in equity

	Attributable to ordinary equity holders of the Company					Total	Non- Controlling Interests	Total Equity
	Share Capital	Other Reserves*	Accumulated Profits	Total Ordinary Equity	Perpetual Securities			
	\$'000	\$'000	\$'000	\$'000	\$'000			
Group								
At 1 July 2020	1,926,053	(222,016)	2,147,387	3,851,424	406,492	4,257,916	503,434	4,761,350
Total comprehensive income for the year								
Profit for the year	-	-	169,106	169,106	-	169,106	30,422	199,528
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	-	79,170	-	79,170	-	79,170	9,126	88,296
Translation differences of subsidiaries reclassified to profit or loss upon disposal	-	(815)	-	(815)	-	(815)	-	(815)
Effective portion of changes in fair value of cash flow hedges	-	(5,097)	-	(5,097)	-	(5,097)	-	(5,097)
Effective portion of changes in fair value of net investment hedges	-	(15,031)	-	(15,031)	-	(15,031)	-	(15,031)
Net change in fair value of cash flow hedges reclassified to profit or loss	-	13,491	-	13,491	-	13,491	-	13,491
Total other comprehensive income, net of tax	-	71,718	-	71,718	-	71,718	9,126	80,844
Total comprehensive income for the year, net of tax	-	71,718	169,106	240,824	-	240,824	39,548	280,372
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(19,019)	(19,019)	19,019	-	-	-
Distribution payment for perpetual securities	-	-	-	-	(18,451)	(18,451)	-	(18,451)
Write-back of share-based payments	-	(6,419)	-	(6,419)	-	(6,419)	-	(6,419)
Dividends paid	-	-	(66,586)	(66,586)	-	(66,586)	(17,682)	(84,268)
Capital reduction of a subsidiary with non-controlling interests	-	-	-	-	-	-	(15,500)	(15,500)
Capitalisation of shareholder's loan from non-controlling interests	-	-	-	-	-	-	25,376	25,376
Capital contributions from non-controlling interests	-	-	-	-	-	-	2,000	2,000
Total contributions by and distributions to equity holders	-	(6,419)	(85,605)	(92,024)	568	(91,456)	(5,806)	(97,262)
Total transactions with equity holders	-	(6,419)	(85,605)	(92,024)	568	(91,456)	(5,806)	(97,262)
At 30 June 2021	1,926,053	(156,717)	2,230,888	4,000,224	407,060	4,407,284	537,176	4,944,460

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

C. Condensed statements of changes in equity (cont'd)

	Attributable to ordinary equity holders of the Company					Total	Non- Controlling Interests	Total Equity
	Share Capital	Other Reserves*	Accumulated Profits	Total Ordinary Equity	Perpetual Securities			
	\$'000	\$'000	\$'000	\$'000	\$'000			
Group								
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 paid	-	-	(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.

C. Condensed statements of changes in equity (cont'd)

	Share Capital S\$'000	Other Reserves* S\$'000	Accumulated Profits S\$'000	Total Equity S\$'000
Company				
At 1 July 2020	1,926,053	(155,628)	334,293	2,104,718
Profit for the year	-	-	49,869	49,869
Total comprehensive income for the year	-	-	49,869	49,869
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends paid	-	-	(66,586)	(66,586)
Write-back of share-based payments	-	(6,419)	-	(6,419)
Total contributions by and distributions to equity holders	-	(6,419)	(66,586)	(73,005)
Total transactions with equity holders	-	(6,419)	(66,586)	(73,005)
At 30 June 2021	1,926,053	(162,047)	317,576	2,081,582
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 paid	-	-	(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

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

D. Condensed consolidated statement of cash flows

	Group Full Year Ended	
	30/06/2021 \$'000	Re-presented* 30/06/2020 \$'000
Cash flows from operating activities		
Profit for the year	199,528	90,046
Adjustments for:-		
Allowance for foreseeable loss on development properties	1,382	4,725
Credit loss allowance on trade and other receivables	33	223
Depreciation of property, plant and equipment	15,730	17,224
Finance costs	95,670	108,282
Gain on disposal of interests in a subsidiary	(1,411)	(2,798)
Gain on disposal of investment properties	(295)	-
Loss/(Gain) on disposal of property, plant and equipment	828	(126,157)
Impairment loss on investment in a joint venture	-	47,000
Interest income	(17,191)	(18,119)
Net fair value (gain)/loss on derivative financial instruments	(34,594)	65,475
Net fair value (gain)/loss from investment properties	(71,521)	8,275
Share of profit of associates and joint ventures (net of tax)	(12,704)	(20,922)
(Write-back)/Share-based payments	(6,419)	2,387
Unrealised exchange loss/(gain)	6,535	(982)
Tax expense	37,246	68,652
	212,817	243,311
Changes in:-		
Inventories	26,272	(891,273)
Contract assets	(2,266)	(5,886)
Trade and other receivables	104,463	(82,651)
Trade and other payables	46,275	40,889
Contract liabilities	81,199	(965)
Balances with holding companies and related corporations	10,508	(8,616)
	479,268	(705,191)
Cash from/(used in) operating activities	479,268	(705,191)
Tax paid	(91,111)	(26,677)
	388,157	(731,868)
Net cash from/(used in) operating activities		
Cash flows from investing activities		
Additions to investment properties	(45,211)	(81,466)
Additions to property, plant and equipment	(3,276)	(2,452)
Balances with associates and joint ventures	(340)	(3,669)
Dividends received from associates and joint ventures	18,526	29,268
Increase in share capital of subsidiaries with non-controlling interests	2,000	68,404
Interest received	13,288	13,102
Proceeds from disposal of interests in a subsidiary	596	-
Capital reduction of a joint venture	32,462	-
Proceeds from disposal of investment properties	195,224	-
Proceeds from disposal of property, plant and equipment	114	214,777
	213,383	237,964
Net cash from investing activities		

D. Condensed consolidated statement of cash flows (cont'd)

	Group Full Year Ended	
	30/06/2021	Re-presented* 30/06/2020
	\$'000	\$'000
Cash flows from financing activities		
Capital reduction of a subsidiary with non-controlling interests	(15,500)	-
Dividends paid	(66,586)	(77,684)
Dividends paid to non-controlling interests	(17,682)	(1,492)
Distribution payment for perpetual securities	(18,451)	(18,400)
Decrease/(Increase) in fixed deposits pledged	5,335	3,680
Interest paid	(146,503)	(167,877)
Payment for lease liabilities	(729)	-
Proceeds from loan and borrowings	988,775	1,573,287
(Repayment)/Proceeds from loans from non-controlling interests	(18,275)	98,973
Repayment of loans and borrowings	(1,133,329)	(805,257)
Net cash (used in)/from financing activities	<u>(422,945)</u>	<u>605,230</u>
Net increase in cash and cash equivalents	178,595	111,326
Cash and cash equivalents at beginning of the year	922,693	808,874
Exchange differences on translation of balances held in foreign currencies	21,889	2,493
Cash and cash equivalents at end of the year	<u>1,123,177</u>	<u>922,693</u>

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

* See note 4.1. The comparative information has been re-presented due to discontinued operation.

E. Notes to the condensed interim consolidated financial statements

1. Corporate information

GuocoLand Limited (the “Company”) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2021 comprise the Company and its subsidiaries (collectively, the Group).

The principal activity of the Company is that of an investment holding company. The principal activities of the Group are those relating to:-

- investment holding;
- property development and investment;
- hotel operations; and
- provision of management, property management, marketing and maintenance services.

2. Basis of preparation

The condensed interim financial statements for the six months ended 30 June 2021 have been prepared in accordance with Singapore Financial Reporting Standards (International) (SFRS(I)) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last results announcement for the period ended 31 December 2020.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency.

2.1 New and amended standards adopted by the Group

A number of amendments to SFRS(I) have become applicable for the year ended 30 June 2021. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards. 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 2020.

2.2. Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 June 2020.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:-

Note 11 – determination of fair value of investment properties

Note 12 – estimation of the percentage of completion relating to revenue and costs recognised on development properties and allowance for foreseeable losses on development properties

3. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

4. Segment and revenue information

Management has determined the operating segments based on the reports reviewed by the Group's Chief Executive Officer ("CEO") that are used to make strategic decisions. The Group's reportable operating segments are as follows:-

- a. GuocoLand Singapore – development of residential, commercial and integrated properties, and property investment (holding properties for rental income) in Singapore.
- b. GuocoLand China – development of residential, commercial and integrated properties in China.
- c. GuocoLand Malaysia – development of residential, commercial and integrated properties, and property investment (holding properties for rental income) in Malaysia
- d. GuocoLand Vietnam – development of residential, commercial and integrated properties in Vietnam.
- e. Others – include GuocoLand Hotels which is in the management and operation of hotels in Singapore, China and Malaysia, and EcoWorld International Berhad ("EWI"), which is in the investment in property development projects in United Kingdom and Australia.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit after income tax, as included in the internal management reports that are reviewed by the Group's CEO. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. In presenting information on the basis of geographical segments, segment revenue is based on the geographical location of customers.

4.1 Discontinued operation

In October 2020, the Group entered into an agreement to dispose of its two subsidiaries in Vietnam for a consideration of USD 28 million (\$36.7 million). Upon completion of this transaction, the Group will not have any business operations in Vietnam. Accordingly, the GuocoLand Vietnam segment operation results have been presented as discontinued operation while its assets and liabilities were reclassified to assets and liabilities of disposal group held for sale in the current period. The segment was not previously presented as a discontinued operation or classified as held for sale as at 30 June 2020. Thus, the comparative statement of profit or loss has been re-presented to show the discontinued operation separately from continuing operations.

The disposal was completed in July 2021 with a gain on disposal of \$14.3 million.

GuocoLand Limited And Its Subsidiaries

4.2 Reportable segments

	← Continuing Operations →						Discontinued Operation	Total	
	GuocoLand Singapore	GuocoLand China	GuocoLand Malaysia	Others	Sub-Total	Unallocated	Sub-Total		GuocoLand Vietnam
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
1 January to 30 June 2021									
Revenue									
External revenue	374,345	2,576	149,046	8,135	534,102	33	534,315	-	534,315
Results									
Segment profit/(loss) before tax	197,253	(17,414)	59,652	(4,487)	235,004	(2,400)	232,604	(3,254)	229,350
Share of (loss)/profit of associates and joint ventures (net of tax)	-	(267)	366	4,644	4,743	-	4,743	-	4,743
Impairment loss	-	-	-	-	-	-	-	-	-
Interest income	171	5,619	836	32	6,658	2,584	9,242	158	9,400
Finance costs	(22,037)	-	(3,429)	(3,855)	(29,321)	(23,527)	(52,848)	-	(52,848)
Profit/(Loss) before tax	175,387	(12,062)	57,425	(3,666)	217,084	(23,343)	193,741	(3,096)	190,645
Tax (expense) /credit	(5,297)	17,202	(15,791)	(410)	(4,296)	(1,552)	(5,848)	521	(5,327)
Profit/(Loss) for the period	170,090	5,140	41,634	(4,076)	212,788	(24,895)	187,893	(2,575)	185,318
<i>Other segment items:-</i>									
Depreciation	(336)	(215)	(935)	(5,754)	(7,240)	(347)	(7,587)	-	(7,587)
Fair value gain from investment properties	70,821	-	-	-	70,821	700	71,521	-	71,521
Impairment loss on investment in a joint venture	-	-	-	-	-	-	-	-	-
Capital expenditure	60,962	1,448	295	1,407	64,112	86	64,198	-	64,198

GuocoLand Limited And Its Subsidiaries

4.2 Reportable segments (cont'd)

	← Continuing Operations →						Discontinued Operation	Total	
	GuocoLand Singapore	GuocoLand China	GuocoLand Malaysia	Others	Sub-Total	Unallocated	Sub-Total		GuocoLand Vietnam
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
1 January to 30 June 2020									
Revenue									
External revenue	265,714	1,716	87,645	12,339	367,414	18	367,432	2,324	369,756
Results									
Segment profit/(loss) before tax	49,673	(22,571)	16,064	111,073	154,239	(987)	153,252	551	153,803
Share of profit of associates and joint ventures (net of tax)	8,734	570	2,337	2,247	13,888	-	13,888	-	13,888
Impairment loss	-	-	-	(47,000)	(47,000)	-	(47,000)	-	(47,000)
Interest income	1,734	1,892	379	411	4,416	2,785	7,201	356	7,557
Finance costs	(36,578)	-	(5,501)	(4,888)	(46,967)	(9,993)	(56,960)	-	(56,960)
Profit/(Loss) before tax	23,563	(20,109)	13,279	61,843	78,576	(8,195)	70,381	907	71,288
Tax (expense) /credit	(5,798)	1,423	(11,739)	(30,825)	(46,939)	(2,141)	(49,080)	(1,617)	(50,697)
Profit/(Loss) for the period	17,765	(18,686)	1,540	31,018	31,637	(10,336)	21,301	(710)	20,591
<i>Other segment items:-</i>									
Depreciation	(321)	(1,446)	(679)	(5,633)	(8,079)	(329)	(8,408)	(1)	(8,409)
Fair value (loss)/gain from investment properties	(1,213)	(789)	(6,573)	-	(8,575)	300	(8,275)	-	(8,275)
Impairment loss on investment in a joint venture	-	-	-	(47,000)	(47,000)	-	(47,000)	-	(47,000)
Capital expenditure	82,004	735	-	-	82,739	10	82,749	6	82,755

GuocoLand Limited And Its Subsidiaries

4.2 Reportable segments (cont'd)

	← Continuing Operations →							Discontinued Operation	Total
	GuocoLand Singapore	GuocoLand China	GuocoLand Malaysia	Others	Sub-Total	Unallocated	Sub-Total	GuocoLand Vietnam	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
1 July 2020 to 30 June 2021									
Revenue									
External revenue	617,782	12,555	205,487	17,867	853,691	43	853,734	-	853,734
Results									
Segment profit/(loss) before tax	280,283	(28,204)	69,051	(10,523)	310,607	(4,572)	306,035	(3,486)	302,549
Share of profit of associates and joint ventures (net of tax)	-	687	2,510	9,507	12,704	-	12,704	-	12,704
Impairment loss	-	-	-	-	-	-	-	-	-
Interest income	332	9,732	1,370	94	11,528	5,278	16,806	385	17,191
Finance costs	(47,649)	-	(7,403)	(7,806)	(62,858)	(32,812)	(95,670)	-	(95,670)
Profit/(Loss) before tax	232,966	(17,785)	65,528	(8,728)	271,981	(32,106)	239,875	(3,101)	236,774
Tax (expense) /credit	(10,156)	(2,878)	(20,291)	(414)	(33,739)	(4,023)	(37,762)	516	(37,246)
Profit/(Loss) for the year	222,810	(20,663)	45,237	(9,142)	238,242	(36,129)	202,113	(2,585)	199,528
Segment assets	7,689,031	2,002,384	672,247	737,885	11,101,547	193,179	11,294,726	20,856	11,315,582
Segment liabilities	3,887,791	723,369	236,660	273,987	5,121,807	1,246,785	6,368,592	2,530	6,371,122
<i>Other segment items:-</i>									
Associates and joint ventures	156,755	8,656	111,949	240,532	517,892	-	517,892	-	517,892
Depreciation	(628)	(384)	(2,410)	(11,610)	(15,032)	(698)	(15,730)	-	(15,730)
Fair value gain from investment properties	70,821	-	-	-	70,821	700	71,521	-	71,521
Impairment loss on investment in a joint venture	-	-	-	-	-	-	-	-	-
Capital expenditure	100,290	1,634	478	1,636	104,038	194	104,232	-	104,232

GuocoLand Limited And Its Subsidiaries

4.2 Reportable segments (cont'd)

	← Continuing Operations →							Discontinued Operation	Total
	GuocoLand Singapore	GuocoLand China	GuocoLand Malaysia	Others	Sub-Total	Unallocated	Sub-Total	GuocoLand Vietnam	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
1 July 2019 to 30 June 2020									
Revenue									
External revenue	756,027	3,399	123,864	51,482	934,772	30	934,802	7,039	941,841
Results									
Segment profit/(loss) before tax	183,149	(21,802)	18,093	105,237	284,677	(11,498)	273,179	1,760	274,939
Share of profit of associates and joint ventures (net of tax)	-	1,673	286	18,963	20,922	-	20,922	-	20,922
Impairment loss	-	-	-	(47,000)	(47,000)	-	(47,000)	-	(47,000)
Interest income	4,498	3,080	1,281	750	9,609	7,650	17,259	860	18,119
Finance costs	(70,558)	-	(10,457)	(10,365)	(91,380)	(16,902)	(108,282)	-	(108,282)
Profit/(Loss) before tax	117,089	(17,049)	9,203	67,585	176,828	(20,750)	156,078	2,620	158,698
Tax (expense)/credit	(21,684)	3,563	(11,941)	(31,425)	(61,487)	(5,190)	(66,677)	(1,975)	(68,652)
Profit/(Loss) for the year	95,405	(13,486)	(2,738)	36,160	115,341	(25,940)	89,401	645	90,046
Segment assets	7,481,683	1,841,066	829,257	718,225	10,870,231	243,607	11,113,838	24,717	11,138,555
Segment liabilities	4,025,293	425,513	381,562	317,668	5,150,036	1,223,529	6,373,565	3,640	6,377,205
<i>Other segment items:-</i>									
Associates and joint ventures	149,877	54,043	111,564	214,164	529,648	-	529,648	-	529,648
Depreciation	(587)	(315)	(1,276)	(14,337)	(16,515)	(707)	(17,222)	(2)	(17,224)
Fair value (loss)/gain from investment properties	(1,213)	(789)	(6,573)	-	(8,575)	300	(8,275)	-	(8,275)
Impairment loss on investment in a joint venture	-	-	-	(47,000)	(47,000)	-	(47,000)	-	(47,000)
Capital expenditure	127,398	851	392	747	129,388	62	129,450	6	129,456

4.3 Disaggregation of revenue

	Group Half Year Ended		Group Full Year Ended	
	Re-presented*		Re-presented*	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	\$'000	\$'000	\$'000	\$'000
Revenue recognised at a point in time:-				
Sale of development properties				
Singapore	78,125	57,795	146,854	150,076
Malaysia	97,278	49,103	105,089	65,252
Others	92	-	7,940	-
	<u>175,495</u>	<u>106,898</u>	<u>259,883</u>	<u>215,328</u>
Revenue recognised over time:-				
Sale of development properties				
Singapore	243,693	156,164	365,034	500,798
Malaysia	48,439	33,612	91,839	48,212
	<u>292,132</u>	<u>189,776</u>	<u>456,873</u>	<u>549,010</u>
Hotel operations				
Singapore	5,084	5,673	9,524	22,007
Malaysia	3,052	5,422	8,343	21,130
Others	-	1,246	-	8,345
	<u>8,136</u>	<u>12,341</u>	<u>17,867</u>	<u>51,482</u>
Rental and related income from investment properties				
Singapore	52,429	51,358	105,776	104,382
Malaysia	1,766	3,813	4,283	8,620
Others	2,483	1,716	4,614	3,399
	<u>56,678</u>	<u>56,887</u>	<u>114,673</u>	<u>116,401</u>
Management fee income	1,694	1,530	4,438	2,581
	<u>534,135</u>	<u>367,432</u>	<u>853,734</u>	<u>934,802</u>

A breakdown of sales:

	Group Full Year Ended		Increase / (Decrease) %
	Re-presented*		
	30/06/2021	30/06/2020	
	\$'000	\$'000	
Sales reported for the first half year	319,599	567,370	(44)
Profit after tax before deducting non-controlling interests reported for first half year	14,210	69,455	(80)
Sales reported for second half year	534,135	367,432	45
Profit after tax before deducting non-controlling interests reported for second half year	185,318	20,591	N/M

N/M : Not meaningful

* See note 4.1.

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2021 and 30 June 2020:

	Group As at		Company As at	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	\$'000	\$'000	\$'000	\$'000
Financial Assets				
Cash and bank balances and trade and other receivables# (Amortised cost)	1,209,343	1,112,682	126	168
Financial Liabilities				
Trade and other payables and borrowings* (Amortised cost)	6,144,754	6,165,703	2,010	31,385

Excludes prepayments and derivatives

* Excludes derivatives

6. Profit before taxation

6.1 Significant items

	Group Half Year Ended			Group Full Year Ended		
	30/06/2021	Re-presented* 30/06/2020	Increase/ (Decrease) %	30/06/2021	Re-presented* 30/06/2020	Increase/ (Decrease) %
	\$'000	\$'000	%	\$'000	\$'000	%
Income / (Expenses)						
Interest income	9,242	7,201	28	16,806	17,259	(3)
Gain on disposal of interests in a subsidiary	1,411	2,798	(50)	1,411	2,798	(50)
Net foreign exchange (loss)/gain	(4,555)	4,246	N/M	(4,680)	4,900	N/M
Net fair value gain/(loss) on derivative financial instruments	29,806	(51,506)	N/M	34,594	(65,475)	N/M
Net fair value gain/(loss) on investment properties	71,521	(8,275)	N/M	71,521	(8,275)	N/M
(Loss)/Gain on disposal of property, plant and equipment	(834)	126,221	N/M	(828)	126,157	N/M
Allowance for foreseeable loss on development properties	(1,429)	(4,739)	(70)	(1,382)	(4,725)	(71)
Depreciation of property, plant and equipment	(7,587)	(8,408)	(10)	(15,730)	(17,222)	(9)
Impairment loss on investment in a joint venture	-	(47,000)	(100)	-	(47,000)	(100)
Management fees paid and payable to related corporations	(3,024)	(1,750)	73	(5,563)	(6,207)	(10)

N/M : Not meaningful

* See note 4.1.

6.2 Related party transactions

There are no material related party transactions apart from those disclosed elsewhere in the financial statements.

7. Taxation

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed consolidated statement of profit or loss are:

	Group Half Year Ended		Group Full Year Ended	
	Re-presented*		Re-presented*	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	\$'000	\$'000	\$'000	\$'000
Current tax				
Current year	26,700	46,620	67,064	40,546
(Over)/Under provision in respect of prior years	(13,348)	7,697	(20,560)	4,970
	13,352	54,317	46,504	45,516
Foreign withholding tax	5,753	1,097	5,753	1,097
	19,105	55,414	52,257	46,613
Deferred tax				
Movements in temporary differences	(13,257)	(6,334)	(14,495)	20,064
	5,848	49,080	37,762	66,677

* See note 4.1.

8. Dividends

	Group Full Year Ended	
	30/06/2021	30/06/2020
	\$'000	\$'000
Ordinary dividends paid:		
Final one-tier tax exempt dividend of 6 cents (2020: 7 cents) per ordinary share in respect of the previous financial year	66,586	77,684

9. Net Asset Value

	Group As at		Company As at	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	\$	\$	\$	\$
Net asset value per ordinary share based on existing share capital after adjusting for the shares held by the Trust for the GuocoLand Limited Executive Share Scheme 2018	3.60	3.47	1.88	1.90

10. Property, plant and equipment

During the six months ended 30 June 2021, the Group acquired assets amounting to \$3.0 million (30 June 2020: \$0.6 million) and disposed of assets amounting to \$0.9 million (30 June 2020: \$88.5 million).

11. Investment properties

The Group's Investment properties comprise commercial properties, and reversionary interests in freehold land and commercial properties.

	Group As at	
	30/06/2021 \$'000	30/06/2020 \$'000
At 1 July	4,917,019	4,877,319
Additions	100,189	127,004
Changes in fair values recognised in other income/(other expenses) (unrealised)	71,521	(8,275)
Translation differences recognised in other comprehensive income	3,063	(177)
Disposals (see note 17(iii))	(117,246)	-
Reclassified to assets held for sale	-	(78,852)
At 30 June	<u>4,974,546</u>	<u>4,917,019</u>
Comprising:-		
Completed investment properties	3,157,446	3,220,219
Investment properties under development	1,817,100	1,696,800
	<u>4,974,546</u>	<u>4,917,019</u>

11.1 Valuation

Investment properties are stated at fair value based on independent valuations. The fair value of investment properties are determined by external independent property valuers, which have appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The independent valuers provide the fair values of the Group's investment property portfolio annually. The fair values are based on market values being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably.

The fair value measurement for the investment properties have been categorised as Level 3 fair values based on the inputs to the valuation techniques used.

The valuers have considered valuation techniques including the direct comparison method, income capitalisation method and residual land method in determining the open market values. The specific risks inherent in each of the properties are taken into consideration in arriving at the valuations.

The direct comparison method involves the analysis of comparable sales of similar properties and adjusting the sale prices to that reflective of the investment properties, taking into consideration the location, tenure, age of development, trade mix, lettable area, condition, facilities within the development, standard of finishes and fittings as well as date of transaction.

The income capitalisation approach is an investment approach whereby the gross passing income has been adjusted to reflect anticipated operating costs and an ongoing vacancy to produce a net income on a fully leased basis. The adopted fully leased net income is capitalised over the remaining term of the lease from the date of valuation at an appropriate investment yield which reflects the nature, location and tenancy profile of the property together with current market investment criteria.

The residual land method involves the deduction of the estimated total development and related costs, together with developer's profit margin, from the gross development value assuming it was completed as at the date of valuation. In estimating the gross development value, the valuer has considered the sale of comparable properties and adjustments are made to reflect the differences in location, tenure, size, standard of finishes and fittings as well as the dates of transactions.

The valuation reports for 30 June 2021 have highlighted estimation uncertainty arising from the COVID-19 outbreak and a higher degree of caution is to be exercised when relying on valuation. The valuations were based on information available and market conditions as at 30 June 2021. Values may change subsequently as the impact of COVID-19 is fluid and continue to evolve.

The following table shows the Group's valuation techniques used in measuring the fair value of investment properties in Singapore, which make up of more than 95% of the Group's investment properties, and the key unobservable inputs used:-

Type of investment properties	Valuation Method	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Commercial properties	• Direct comparison method	• Sales prices of \$1,700 to \$5,735 (2020: \$2,435 to \$4,226) per square feet (psf)	The estimated fair value increases when the sales price increases
	• Income capitalisation method	• Capitalisation rate of 3.4% to 4.5% (2020: 3.4% to 4.5%)	The estimated fair value increases when the capitalisation rate decreases.
Commercial properties under development	• Residual land method	• Gross development value of \$2,975 to \$3,800 (2020: \$2,970 to \$3,900) psf	The estimated fair value increases when the gross development value increases
Reversionary interest in freehold land and commercial properties	• Direct comparison method	• Sales prices of \$182 to \$768 (2020: \$172 to \$724) psf	The estimated fair value increases when the sales price and gross development value increases
	• Residual land method	• Gross development value of \$3,060 (2020: \$3,000) psf	

12. Inventories

	Group As at	
	30/06/2021 \$'000	30/06/2020 \$'000
Development properties	3,550,167	3,921,923
Consumable stocks	739	723
	<u>3,550,906</u>	<u>3,922,646</u>

The Group adopts the percentage of completion method of revenue recognition for residential projects under the progressive payment scheme in Singapore. The Group relies on the experience and work of specialists.

The Group recognises an allowance for foreseeable losses on development properties taking into consideration the selling prices of comparable properties, timing of sale launches, location of property, expected net selling prices and development expenditure. Market conditions may, however, change which may affect the future selling prices of the remaining unsold residential units of the development properties and accordingly, the carrying value of development properties for sale may have to be written down in future periods.

13. Loans and Borrowings

	Group As at	
	30/06/2021	30/06/2020
	\$'000	\$'000
Amount repayable within one year or on demand		
Secured	185,094	316,021
Unsecured	762,272	407,422
	947,366	723,443
Amount repayable after one year		
Secured	3,710,597	3,666,504
Unsecured	454,270	875,302
	4,164,867	4,541,806

The secured loans and borrowings are secured on the following assets:

	Group As at	
	30/06/2021	30/06/2020
	\$'000	\$'000
At carrying amounts:-		
Property, plant and equipment	461,778	470,533
Investment properties	4,450,438	4,284,596
Development properties	2,206,074	2,955,183
Assets held for sale	-	78,852

14. Share Capital

	Group and Company			
	As at 30/06/2021		As at 30/06/2020	
	No. of shares	Amount	No. of shares	Amount
	'000	\$'000	'000	\$'000
At 1 January and 30 June	1,183,373	1,926,053	1,183,373	1,926,053

GuocoLand Limited And Its Subsidiaries

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

<i>No. of share options</i>	Company As at	
	30/06/2021	30/06/2020
	'000	'000
At 1 January	37,900	37,900
Lapsed	(37,900)	-
At 30 June	-	37,900
	'000	'000
(c) No. of issued ordinary shares	1,183,373	1,183,373
Less: No. of shares acquired by the Trust for ESS	(73,605)	(73,605)
	1,109,768	1,109,768
	'000	'000
(d) No. of shares acquired by the Trust for ESS:-	73,605	73,605

As at 30 June 2021, the Trust for the ESS held an aggregate of 73,604,933 (30 June 2020: 73,604,933) shares in the Company which had been acquired from the market for the purpose of satisfying outstanding share options granted or to be granted to participants under the ESS.

15. Earnings per share

	Group Half Year Ended		Group Full Year Ended	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
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)	12.33	2.72	13.52	8.57
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)	12.33	2.72	13.52	8.57
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 2021 of \$9.4 million (2020: \$9.4 million) and \$19.0 million (2020: \$18.9 million) respectively.

For the half year and full year ended 30 June 2021 and 30 June 2020, the diluted earnings per share was the same as the basic earnings per share as there were no dilutive potential ordinary shares in issue.

F. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2

16. Review

The condensed consolidated statement of financial position of GuocoLand Limited and its subsidiaries as at 30 June 2021 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month and the year then ended and certain explanatory notes have not been audited or reviewed.

17. Review of performance of the Group

(i) Statement of profit or loss

Half Year Ended 30 June 2021

For the half year ended 30 June 2021, revenue and gross profit for the Group increased by more than 40% to \$534.1 million and \$173.5 million respectively, as compared to the previous corresponding period. This was mainly due to higher progressive recognition of sales from Singapore's residential projects, such as the commencement of progressive recognition for Midtown Modern during the period. In addition, a land parcel located in the District of Jasin, Melaka was disposed for a consideration of RM260.2 million during the period. Gross profit margin of the Group remained stable at approximately 30%.

During the period, other income decreased by 22% to \$113.8 million and other expenses fell 93% to \$8.4 million. In the current period, a net fair value gain on investment properties of \$71.5 million, mainly from Guoco Tower and Guoco Midtown in Singapore, and a net fair value gain on derivative financial instruments of \$29.8 million were recognised. However, in the previous corresponding period, net fair value losses were recognised. In addition, in the previous corresponding period, a gain of \$126.2 million was recognised for disposal of property, plant and equipment, mainly from the sale of Guoman Hotel in Shanghai. An impairment loss of \$47.0 million was also recorded for the Group's joint venture investment in EcoWorld International Berhad ("EWI") in the previous corresponding period. Tax expenses for the half year included adjustment for overprovision of taxes relating mainly to the earlier phases of projects in Shanghai.

Overall, the Group's profit attributable to equity holders of the Company increased by \$106.7 million to \$146.2 million for the half year ended 30 June 2021.

Full Year Ended 30 June 2021

For the full year ended 30 June 2021, profit attributable to equity holders of the Company increased by close to 50% to \$169.1 million.

Revenue and gross profit decreased by approximately 10% to \$853.7 million and \$268.4 million respectively, as compared to the previous financial year. This was mainly due to lower progressive recognition of sales from the Singapore residential projects, mainly from Martin Modern as its sales and construction reaches its tail end during the financial year. Martin Modern obtained its Temporary Occupation Permit in May 2021. The lower contribution from Martin Modern was partially offset by higher progressive recognition of sales from the other Singapore residential projects and higher contribution from projects in Malaysia. Meanwhile, revenue from the Group's investment properties decreased marginally and revenue from hotels fell by approximately 65%. Gross profit margin for the Group remained stable at approximately 30%.

During the financial year, other income decreased by 13% to \$138.9 million and other expenses fell by 93% to \$9.5 million. Main reasons for the full year fluctuation of other income and other expenses are similar to those for the half year ended 30 June 2021. In the current financial year, net fair value gain on investment properties and derivative financial instruments were recognised, compared with losses recorded for the last financial year. Further contributing to the fluctuation in other income and other expenses were the gain from the sale of Guoman Hotel in Shanghai and the impairment loss on EWI recognised in the last financial year.

(ii) Segments

For the current financial year ended 30 June 2021, GuocoLand Singapore segment continues to be the key contributor of the Group's revenue, with contribution of more than 70%. Comparing with the previous financial year, revenue decreased by 18% to \$617.8 million. This was mainly due to lower progressive recognition of sales from Martin Modern as sales and construction reaches its tail end during the financial year. With the net fair value gain on investment properties and derivative financial instruments recorded in the current financial year, profit for the year more than doubled to \$222.8 million.

GuocoLand China segment continues to record a loss for the current financial year. Projects in China are under construction. Although certain phases of Chongqing GuocoLand 18T Mansion ("Chongqing 18T") have been launched, revenue from its sales can only be recognised upon completion of the construction and handing over of the units to the buyers.

GuocoLand Malaysia segment's revenue increased by 66% to \$205.5 million in the current financial year mainly due to the disposal of a land parcel in Jasin, Melaka during the year. Consequently, the segment recorded a profit for the year of \$45.2 million as compared to a loss recorded in the previous financial year. Meanwhile, GuocoLand Vietnam segment was discontinued during the year with an agreement signed in October 2020 to dispose the two Vietnam subsidiaries (see note 4.1).

Included in the Others segment is the performance of the hotels and EWI. Revenue from hotels fell by 65% to \$17.9 million for the financial year. With the absence of the gain from the sale of Guoman Hotel in Shanghai and the impairment loss on EWI in the previous financial year, the Others segment recorded a loss of \$9.1 million for the year as compared to profit of \$36.2 million in the previous year.

(iii) Statement of financial position

The Group's total equity, excluding non-controlling interests, was \$4.41 billion as at 30 June 2021. This was a 4% increase as compared to 30 June 2020, as profit recorded for the financial year was partially offset by dividends payment of \$66.6 million in November 2020.

Investment properties increased 1% to \$4.97 billion as at 30 June 2021. This was mainly due to the fair value gain recorded for the year, partially offset by the sale of the Changfeng cultural building in Shanghai during the year. Assets held for sale of \$78.9 million as at 30 June 2020 was in relation to the carrying value of Menara Guoco office building in Malaysia, where the disposal was completed during the year (see note 11). With the Vietnam subsidiaries held for disposal during the year, its assets and liabilities have been reclassified to assets and liabilities of disposal group held for sale accordingly (see note 4.1).

Inventories decreased by 9% to \$3.55 billion as at 30 June 2021 mainly due to revenue recognition during the year for the Singapore residential projects. This drop was partially offset by the increase in inventories from the construction progress of Guoco Changfeng City in Shanghai and Chongqing 18T during the year. Contract assets increased by \$457.7 million mainly due to Martin Modern, as TOP for the project was obtained in May 2021. Trade and other receivables decreased by 46% to \$108.5 million as at 30 June 2021. The decrease was mainly due to collection of sales proceeds and the refund of the deposit paid for the residential land parcels situated in Liangjiang Xinqu of Chongqing Yubei District Area.

Meanwhile, trade and other payables increased by 50% to \$371.1 million as at 30 June 2021 mainly due to higher construction costs payables for Singapore and China projects. Contract liabilities increased by \$77.3 million to \$97.5 million as at 30 June 2021 mainly due to proceeds received from the sale of units of Chongqing 18T. Revenue recognition for the sales in China will take place upon the completion of the construction and handing over of the units to the buyers.

As at 30 June 2021, total loans and borrowings reduced by 3% as compared to 30 June 2020. The Group's gearing remains at approximately one time.

(iv) Statement of cash flows

For the financial year ended 30 June 2021, operating activities generated cash of \$388.2 million mainly from the Singapore residential projects. In the previous financial year, \$731.9 million was used mainly for new land acquisitions. Net cash from investing activities of \$213.4 million was mainly from the sale of Changfeng cultural building in Shanghai and Menara Guoco office building in Malaysia. For financing activities, net cash of \$422.9 million was used mainly for repayment of loans, interest and dividends payments during the year.

18. 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.

19. 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 operating period and the next 12 months

Singapore

In July 2021, GuocoLand was awarded the tender for a prime site at Lantor Central at a bid price of \$784.1 million. The site will be developed as a mixed-use development with about 600 residential units and more than 96,000 sq ft of commercial, food and beverage and retail spaces that is integrated with the upcoming Lantor mass rapid transit station.

Latest statistics released by the Urban Redevelopment Authority showed that overall private residential price index increased by 0.8% quarter-on-quarter in 2Q 2021, compared with a 3.3% increase in the previous quarter.

The Singapore residential market is expected to remain strong, supported by robust local-led, owner-occupier demand and long-term confidence in the market. The gradual re-opening of borders could also facilitate high-end home purchases by foreigners.

Demand for office space is expected to strengthen on the back of a global economic recovery, improvement in business sentiments and steady demand from the technology sector, financial and investment firms. New office supply is expected to remain relatively muted until 2023.

China

In July 2021, average new home prices across the 70 biggest cities in China rose 0.3% month-on-month and 4.6% year-on-year according to Reuters calculations of data from the National Bureau of Statistics. This is the slowest growth in six months, mainly due to tightening credit conditions and existing curbs.

In Chongqing, prices increased by 0.7% month-on-month and 8.3% year-on-year in July 2021. Chongqing's housing market is expected to be supported by its sizeable urban population and rising disposable income. Land supply in Chongqing is likely to be moderated by the new land policy of two centralised synchronous public bidding of residential land tender, which stipulates no more than three times of centralised land supply and bidding within a year.

Real estate consultancies expect demand for the office sector in Shanghai to remain stable, driven by domestic companies. This is moderated by an increase in supply, which is expected to peak in 2023.

Malaysia

Malaysia's deepening coronavirus crisis, movement and economic restrictions continue to weigh on the Group's business across the residential, commercial and hotel sectors. The relief packages and continued vaccination roll out should aid economic recovery and the property sector.

Data from the National Property Information Centre ("NAPIC") showed that in 1Q 2021, the Malaysian House Price Index decreased 0.4% from the previous quarter, but registered a growth of 0.3% year-on-year. The government's Home Ownership Campaign, designed to support homebuyers looking to purchase property, has supported sales. Nonetheless, there continues to be a supply overhang in the residential sector.

The office market is expected to remain soft on the back of dampened business sentiments and increased foreign outflows. The extended travel restrictions, including the inter-district ban, has impacted the Group's hotel business. The relaxation of restrictions under Phase 2 of the National Recovery Plan could boost domestic tourism.

20. Dividend information

20.1 Current Financial Period Reported on

Any dividend recommended for the current financial period reported on? Yes

Name of Dividend	First and final
Dividend type	Cash
Dividend per share	6 cents
Tax rate	Tax exempt

The Directors are pleased to propose a tax exempt one-tier first and final cash dividend of 6 cents per share in respect of the financial year ended 30 June 2021.

20.2 Corresponding Period of the Immediate Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of Dividend	First and final
Dividend type	Cash
Dividend per share	6 cents
Tax rate	Tax exempt

20.3 Date Payable

25 November 2021

20.4 Books Closure Date

Notice is hereby given that subject to shareholders approving the proposed first and final tax exempt one-tier dividend at the Company's 45th Annual General Meeting, the Transfer Books and Register of Members of the Company will be closed on 9 November 2021 for the preparation of dividend warrants. Duly completed transfers of ordinary shares in the capital of the Company ("Shares") received by the Company's Share Registrar, B.A.C.S. Private Limited, at 8 Robinson Road #03-00 ASO Building, Singapore 048544, up to 5.00 p.m. on 8 November 2021 will be registered to determine shareholders' entitlement to the final dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with Shares as at 5.00 p.m. on 8 November 2021, will be entitled to the final dividend.

21. Interested person transactions

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

22. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

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.

23. Disclosure of persons occupying managerial positions who are related to a director, CEO or substantial shareholder

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.

24. Disclosure on acquisitions and realisations pursuant to Rule 706A

During the second half of the financial year ended 30 June 2021:

- 24.1 There was the following sale of shares resulting in a company ceasing to be a subsidiary of the Company:

Date	Details	Announcement Reference No.
15 April 2021	The completion of the transfer of 100% equity interest in Beijing Jiang Sheng Property Development Co., Ltd (“BJJS”) by GuocoLand (China) Limited (“GLC”), the Company’s wholly-owned subsidiary, to Beijing Wennuan Shiguang Technology Development Co., Ltd. and accordingly, BJJS had ceased to be a subsidiary of GLC and the Company.	SG210415OTHRC QBX dated 15 April 2021

- 24.2 There was the following voluntary liquidation of company:

Date	Details	Announcement Reference No.
16 March 2021	Goodwood Residence Development Pte. Ltd., a dormant indirect wholly-owned subsidiary, was dissolved under member’s voluntary liquidation.	SG200626OTHR22 UX dated 26 June 2020

BY ORDER OF THE BOARD

Mary Goh Swon Ping
Group Company Secretary
26 August 2021