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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. CHEW Seong Aun as Executive Director; Mr. KWEK Leng San as Non-executive Director; Mr. David Michael NORMAN, Mr. Lester G. HUANG, SBS, JP and Mr. Paul Jeremy BROUGH as Independent Non-executive Directors.

FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::HALF 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

27-Jan-2022 07:41:03

Status

New

Announcement Sub Title

Half Yearly Results

Announcement Reference

SG220127OTHRX4IM

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

31/12/2021

Attachments [SGX-Condensed report Dec 2021.pdf](#) [SGX-1H FY21-22 Media Release.pdf](#)

Total size = 1411K MB

**GuocoLand Limited
And Its Subsidiaries**

**Condensed Interim Financial Statements
For the half year ended 31 December 2021**

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

	Note	Group Half Year Ended		Increase/ (Decrease) %
		31/12/2021 \$'000	31/12/2020 \$'000	
Continuing operations				
Revenue	4.3	452,745	319,599	42
Cost of sales		(312,576)	(224,622)	39
Gross profit		140,169	94,977	48
Other income		32,873	18,632	76
Administrative expenses		(38,003)	(38,075)	-
Other expenses		(18,729)	(1,084)	N/M
Finance costs		(39,947)	(42,822)	(7)
Share of (loss)/profit of associates and joint ventures (net of tax)		(911)	7,961	N/M
Profit before tax	6	75,452	39,589	91
Tax expense	7	(21,528)	(25,369)	(15)
Profit from continuing operations		53,924	14,220	N/M
Discontinued operation				
Profit/(Loss) from discontinued operation (net of tax)	4.1	14,301	(10)	N/M
Profit for the period		68,225	14,210	N/M
Profit attributable to:				
Equity holders of the Company		67,531	22,886	195
Non-controlling interests		694	(8,676)	N/M
		68,225	14,210	N/M
Earnings per share for profit for the period attributable to equity holders of the Company				
Basic / Diluted (cents)	15	5.22	1.20	N/M

N/M : Not meaningful.

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

	Group Half Year Ended		Increase/ (Decrease) %
	31/12/2021 \$'000	31/12/2020 \$'000	
Profit for the period	68,225	14,210	N/M
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	38,018	44,530	(15)
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	(451)	-	N/M
Effective portion of changes in fair value of cash flow hedges	2	(3,465)	N/M
Effective portion of changes in fair value of net investment hedges	(5,792)	(10,577)	(45)
Net change in fair value of cash flow hedges reclassified to profit or loss	3,671	-	N/M
Total other comprehensive income for the period, net of tax	35,448	30,488	16
Total comprehensive income for the period, net of tax	103,673	44,698	132
Attributable to:			
Equity holders of the Company	97,182	46,771	108
Non-controlling interests	6,491	(2,073)	N/M
Total comprehensive income for the period, net of tax	103,673	44,698	132

N/M : Not meaningful.

B. Condensed statements of financial position

	Note	Group As at		Company As at	
		31/12/2021 \$'000	30/06/2021 \$'000	31/12/2021 \$'000	30/06/2021 \$'000
Non-current assets					
Property, plant and equipment and right-of-use assets	10	471,985	479,055	-	-
Investment properties	11	5,239,711	4,974,546	-	-
Subsidiaries		-	-	2,037,544	2,083,461
Associates and joint ventures		511,866	517,892	-	-
Deferred tax assets		36,759	36,143	-	-
		<u>6,260,321</u>	<u>6,007,636</u>	<u>2,037,544</u>	<u>2,083,461</u>
Current assets					
Inventories	12	4,110,854	3,550,906	-	-
Contract assets		258,159	498,422	-	-
Trade and other receivables, including derivatives		157,095	108,473	-	5
Cash and cash equivalents		1,329,678	1,129,289	101	126
Assets of disposal group and assets held for sale	4.1	-	20,856	-	-
		<u>5,855,786</u>	<u>5,307,946</u>	<u>101</u>	<u>131</u>
Total assets		<u>12,116,107</u>	<u>11,315,582</u>	<u>2,037,645</u>	<u>2,083,592</u>
Equity					
Share capital	14	1,926,053	1,926,053	1,926,053	1,926,053
Reserves		2,095,195	2,074,171	111,008	155,529
Equity attributable to ordinary equity holders of the Company					
		4,021,248	4,000,224	2,037,061	2,081,582
Perpetual securities		407,508	407,060	-	-
Non-controlling interests		542,282	537,176	-	-
Total equity		<u>4,971,038</u>	<u>4,944,460</u>	<u>2,037,061</u>	<u>2,081,582</u>
Non-current liabilities					
Other payables, including derivatives		724,805	729,168	-	1,001
Loans and borrowings	13	5,099,563	4,164,867	-	-
Deferred tax liabilities		34,609	34,632	-	-
		<u>5,858,977</u>	<u>4,928,667</u>	<u>-</u>	<u>1,001</u>
Current liabilities					
Trade and other payables, including derivatives		342,498	371,076	584	1,009
Contract liabilities		144,585	97,472	-	-
Loans and borrowings	13	766,358	947,366	-	-
Current tax liabilities		32,651	24,011	-	-
Liabilities of disposal group held for sale	4.1	-	2,530	-	-
		<u>1,286,092</u>	<u>1,442,455</u>	<u>584</u>	<u>1,009</u>
Total liabilities		<u>7,145,069</u>	<u>6,371,122</u>	<u>584</u>	<u>2,010</u>
Total equity and liabilities		<u>12,116,107</u>	<u>11,315,582</u>	<u>2,037,645</u>	<u>2,083,592</u>

C. Condensed statements of changes in equity

	Attributable to ordinary equity holders of the Company						Total Equity \$'000
	Share Capital \$'000	Other Reserves* \$'000	Accumulated Profits \$'000	Total Ordinary Equity \$'000	Perpetual Securities \$'000	Non- Controlling Interests \$'000	
Group							
At 1 July 2021	1,926,053	(156,717)	2,230,888	4,000,224	407,060	537,176	4,944,460
Total comprehensive income for the period							
Profit for the period	-	-	67,531	67,531	-	694	68,225
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	-	32,154	-	32,154	-	5,864	38,018
Translation differences of subsidiaries reclassified to profit or loss upon disposal	-	(384)	-	(384)	-	(67)	(451)
Effective portion of changes in fair value of cash flow hedges	-	2	-	2	-	-	2
Effective portion of changes in fair value of net investment hedges	-	(5,792)	-	(5,792)	-	-	(5,792)
Net change in fair value of cash flow hedges reclassified to profit or loss	-	3,671	-	3,671	-	-	3,671
Total other comprehensive income, net of tax	-	29,651	-	29,651	-	5,797	35,448
Total comprehensive income for the period, net of tax	-	29,651	67,531	97,182	-	6,491	103,673
Transactions with equity holders, recorded directly in equity							
Contributions by and distributions to equity holders							
Accrued distribution for perpetual securities	-	-	(9,572)	(9,572)	9,572	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,124)	-	(9,124)
Dividends	-	-	(66,586)	(66,586)	-	(1,385)	(67,971)
Total contributions by and distributions to equity holders	-	-	(76,158)	(76,158)	448	(1,385)	(77,095)
Total transactions with equity holders	-	-	(76,158)	(76,158)	448	(1,385)	(77,095)
At 31 December 2021	1,926,053	(127,066)	2,222,261	4,021,248	407,508	542,282	4,971,038

* Include reserve for own shares, 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 Equity \$'000
	Share Capital \$'000	Other Reserves* \$'000	Accumulated Profits \$'000	Total Ordinary Equity \$'000	Perpetual Securities \$'000	Non- Controlling Interests \$'000	
	Group						
At 1 July 2020	1,926,053	(222,016)	2,147,387	3,851,424	406,492	503,434	4,761,350
Total comprehensive income for the period							
Profit for the period	-	-	22,886	22,886	-	(8,676)	14,210
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	-	37,927	-	37,927	-	6,603	44,530
Effective portion of changes in fair value of cash flow hedges	-	(3,465)	-	(3,465)	-	-	(3,465)
Effective portion of changes in fair value of net investment hedges	-	(10,577)	-	(10,577)	-	-	(10,577)
Total other comprehensive income, net of tax	-	23,885	-	23,885	-	6,603	30,488
Total comprehensive income for the period, net of tax	-	23,885	22,886	46,771	-	(2,073)	44,698
Transactions with equity holders, recorded directly in equity							
Contributions by and distributions to equity holders							
Accrued distribution for perpetual securities	-	-	(9,609)	(9,609)	9,609	-	-
Distribution payment for perpetual securities	-	-	-	-	(9,175)	-	(9,175)
Dividends	-	-	(66,586)	(66,586)	-	(10,762)	(77,348)
Share-based payments	-	1,071	-	1,071	-	-	1,071
Total contributions by and distributions to equity holders	-	1,071	(76,195)	(75,124)	434	(10,762)	(85,452)
Total transactions with equity holders	-	1,071	(76,195)	(75,124)	434	(10,762)	(85,452)
At 31 December 2020	1,926,053	(197,060)	2,094,078	3,823,071	406,926	490,599	4,720,596

* 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 2021	1,926,053	(162,047)	317,576	2,081,582
Profit for the period	-	-	22,065	22,065
Total comprehensive income for the period	-	-	22,065	22,065
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(66,586)	(66,586)
Total contributions by and distributions to equity holders	-	-	(66,586)	(66,586)
Total transactions with equity holders	-	-	(66,586)	(66,586)
At 31 December 2021	1,926,053	(162,047)	273,055	2,037,061
At 1 July 2020	1,926,053	(155,628)	334,293	2,104,718
Profit for the period	-	-	27,408	27,408
Total comprehensive income for the period	-	-	27,408	27,408
Transactions with equity holders, recorded directly in equity				
<i>Contributions by and distributions to equity holders</i>				
Dividends	-	-	(66,586)	(66,586)
Share-based payments	-	1,071	-	1,071
Total contributions by and distributions to equity holders	-	1,071	(66,586)	(65,515)
Total transactions with equity holders	-	1,071	(66,586)	(65,515)
At 31 December 2020	1,926,053	(154,557)	295,115	2,066,611

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

D. Condensed consolidated statement of cash flows

	Group	
	31/12/2021	31/12/2020
	\$'000	\$'000
Cash flows from operating activities		
Profit for the period	68,225	14,210
Adjustments for:-		
Reversal of allowance for foreseeable loss on development properties	-	(47)
Reversal of allowance for credit loss on trade and other receivables	(332)	(84)
Depreciation of property, plant and equipment	7,684	8,143
Finance costs	39,947	42,822
Gain on disposal of discontinued operation, net of tax	(14,301)	-
Loss on disposal of interests in a subsidiary	876	-
Gain on disposal of investment properties	-	(295)
Gain on disposal of property, plant and equipment	-	(6)
Interest income	(8,596)	(7,791)
Net fair value gain on derivative financial instruments	(12,830)	(4,788)
Share of loss/(profit) of associates and joint ventures (net of tax)	911	(7,961)
Unrealised exchange loss	6,463	5,130
Share-based payments	-	1,071
Tax expense	21,528	25,374
	109,575	75,778
Changes in:-		
Inventories	(520,648)	(74,299)
Contract assets	267,452	13,602
Trade and other receivables	(44,594)	114,918
Trade and other payables	(26,826)	13,926
Contract liabilities	41,540	(2,458)
Balances with holding companies and related corporations	(9,538)	155
	(183,039)	141,622
Cash (used in)/from operating activities	(183,039)	141,622
Tax paid	(12,733)	(34,402)
	(195,772)	107,220
Cash flows from investing activities		
Additions to investment properties	(233,587)	(11,727)
Additions to property, plant and equipment	(1,436)	(279)
Balances with associates and joint ventures	(7,046)	308
Dividends received from associates and joint ventures	10,648	16,225
Interest received	4,614	5,459
Proceeds from disposal of discontinued operation	21,888	-
Proceeds from disposal of interests in a subsidiary	1,226	-
Capital reduction of a joint venture	-	32,462
Proceeds from disposal of investment properties	-	195,224
Proceeds from disposal of property, plant and equipment	42	24
	(203,651)	237,696
Net cash (used in)/from investing activities	(203,651)	237,696

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

	Group	
	31/12/2021	31/12/2020
	\$'000	\$'000
Cash flows from financing activities		
Dividends paid	(66,586)	(66,586)
Dividends paid to non-controlling interests	(1,385)	(10,762)
Distribution payment for perpetual securities	(9,124)	(9,175)
(Increase)/Decrease in fixed deposits pledged	(17,693)	1,572
Interest paid	(65,312)	(77,975)
Payment for lease liabilities	(479)	-
Proceeds from loan and borrowings	1,559,622	502,764
Repayment of loans and borrowings	(824,345)	(626,345)
Repayment of loans from non-controlling interests	(8,750)	(11,425)
Net cash from/(used in) financing activities	565,948	(297,932)
Net increase in cash and cash equivalents	166,525	46,984
Cash and cash equivalents at beginning of the year	1,123,177	922,693
Exchange differences on translation of balances held in foreign currencies	15,677	12,241
Cash and cash equivalents at end of the period	1,305,379	981,918

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

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 31 December 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 31 December 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 annual financial statements for the year ended 30 June 2021.

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 new standards and interpretations and amendments to standards are effective for annual period beginning on 1 July 2021. The application of these standards and interpretations did not have a material effect on the condensed interim financial statements.

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 2021.

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 interim period 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 and Malaysia, and EcoWorld International Berhad, 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 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 (\$36.8 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 for the year ended 30 June 2021 while its assets and liabilities were reclassified to assets and liabilities of disposal group held for sale as at 30 June 2021. The disposal was completed in July 2021 with a gain on disposal of \$14.3 million.

	Group Half Year Ended	
	31/12/2021	31/12/2020
	\$'000	\$'000
Results from discontinued operation		
Expenses	-	(5)
Tax expenses	-	(5)
	-	(10)
Results from operating activities, net of tax		
Net gain on disposal of discontinued operation	17,904	-
Tax on gain on disposal of discontinued operation	(3,603)	-
	14,301	(10)
Profit/(Loss) from discontinued operation, net of tax	14,301	(10)
Earnings per share (cents)		
Basic / Diluted	1.29	-

The profit from discontinued operation of \$14.3 million (2020: loss of \$10,000) is attributable entirely to the equity holders of the Company. Of the profit from continuing operations of \$53.9 million (2020: \$14.2 million), an amount of \$53.2 million (2020: \$22.9 million) is attributable to the equity holders of the Company.

	Group Half Year Ended	
	31/12/2021	31/12/2020
	\$'000	\$'000
Cash flows from/(used in) discontinued operation		
Net cash used in operating activities	-	(10)
Net cash from investing activities	21,888	-
Net cash flows for the period	21,888	(10)

	Group Half Year Ended 31/12/2021 \$'000
Effect of disposal of the financial position of the Group	
Property, plant and equipment	3
Inventories	6,930
Trade and other receivables	2,877
Cash and cash equivalents	11,046
Trade and other payables	(2,530)
Net assets disposed	18,326
Realisation of translation reserve	307
Disposal costs	223
Gain on disposal of discontinued operation	17,904
Sale consideration	36,760
Cash balances of discontinued operation	(11,046)
Disposal costs paid	(223)
Tax paid	(3,603)
Net sales consideration	21,888

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 July to 31 December 2021									
Revenue									
External revenue	349,244	51,107	41,636	10,725	452,712	33	452,745	-	452,745
Results									
Segment profit/(loss) before tax	112,262	11,893	5,144	(5,275)	124,024	(16,310)	107,714	17,904	125,618
Share of profit/(loss) of associates and joint ventures (net of tax)	-	176	2,305	(3,392)	(911)	-	(911)	-	(911)
Interest income	138	5,471	152	33	5,794	2,802	8,596	-	8,596
Finance costs	(22,509)	-	(3,050)	(3,930)	(29,489)	(10,458)	(39,947)	-	(39,947)
Profit/(Loss) before tax	89,891	17,540	4,551	(12,564)	99,418	(23,966)	75,452	17,904	93,356
Tax expense	(7,930)	(10,646)	(1,441)	-	(20,017)	(1,511)	(21,528)	(3,603)	(25,131)
Profit/(Loss) for the period	81,961	6,894	3,110	(12,564)	79,401	(25,477)	53,924	14,301	68,225
<i>Other segment items:</i>									
Depreciation	(256)	(350)	(2,287)	(4,459)	(7,352)	(332)	(7,684)	-	(7,684)
Capital expenditure	265,316	341	670	390	266,717	3	266,720	-	266,720
31 December 2021									
Segment assets	8,297,538	2,232,935	723,281	713,547	11,967,301	148,806	12,116,107	-	12,116,107
Segment liabilities	4,347,980	902,554	286,402	275,558	5,812,494	1,332,575	7,145,069	-	7,145,069
Associates and joint ventures	165,704	9,132	113,313	223,717	511,866	-	511,866	-	511,866

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 to 31 December 2020									
Revenue									
External revenue	243,437	9,979	56,441	9,732	319,589	10	319,599	-	319,599
Results									
Segment profit/(loss) before tax	83,030	(17,335)	9,399	(6,036)	69,058	(2,172)	66,886	(232)	66,654
Share of profit of associates and joint ventures (net of tax)	-	954	2,144	4,863	7,961	-	7,961	-	7,961
Interest income	161	4,113	534	62	4,870	2,694	7,564	227	7,791
Finance costs	(25,612)	-	(3,974)	(3,951)	(33,537)	(9,285)	(42,822)	-	(42,822)
Profit/(Loss) before tax	57,579	(12,268)	8,103	(5,062)	48,352	(8,763)	39,589	(5)	39,584
Tax expense	(4,859)	(13,535)	(4,500)	(4)	(22,898)	(2,471)	(25,369)	(5)	(25,374)
Profit/(Loss) for the period	52,720	(25,803)	3,603	(5,066)	25,454	(11,234)	14,220	(10)	14,210
<i>Other segment items:</i>									
Depreciation	(292)	(169)	(1,475)	(5,856)	(7,792)	(351)	(8,143)	-	(8,143)
Capital expenditure	39,328	186	183	229	39,926	108	40,034	-	40,034
30 June 2021									
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
Associates and joint ventures	156,755	8,656	111,949	240,532	517,892	-	517,892	-	517,892

4.3 Disaggregation of revenue

	Group Half Year Ended	
	31/12/2021	31/12/2020
	\$'000	\$'000
Revenue recognised at a point in time:-		
Sale of development properties		
Singapore	164,135	68,729
Malaysia	4,084	7,811
China	48,369	7,848
	216,588	84,388
Revenue recognised over time:-		
Sale of development properties		
Singapore	129,666	121,341
Malaysia	34,519	43,400
	164,185	164,741
Hotel operations		
Singapore	5,372	4,440
Malaysia	5,353	5,291
	10,725	9,731
Rental and related income from investment properties		
Singapore	55,383	53,347
Malaysia	1,621	2,517
Others	2,738	2,131
	59,742	57,995
Management fee income	1,505	2,744
	452,745	319,599

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 December 2021 and 30 June 2021:

	Group As at		Company As at	
	31/12/2021	30/06/2021	31/12/2021	30/06/2021
	\$'000	\$'000	\$'000	\$'000
Financial Assets				
Cash and bank balances and trade and other receivables# (Amortised cost)	1,462,566	1,209,342	101	126
Financial Liabilities				
Trade and other payables and borrowings* (Amortised cost)	6,879,556	6,144,754	584	2,010

Excludes prepayments and derivatives

* Excludes derivatives

6. Profit before taxation

6.1 Significant items

Income / (Expenses)	Group Half Year Ended		Increase/ (Decrease) %
	31/12/2021 \$'000	31/12/2020 \$'000	
Interest income	8,596	7,564	14
Depreciation of property, plant and equipment	(7,684)	(8,143)	(6)
Net fair value gain on derivative financial instruments	12,830	4,788	168
Net foreign exchange loss	(17,179)	(125)	N/M
Income from forfeiture of deposit	5,603	1,394	N/M
Management fees paid and payable to related corporations	(4,366)	(2,326)	88
Loss on disposal of interest in a subsidiary	(876)	-	N/M
Reversal of allowance for credit loss on trade and other receivables	332	84	N/M

N/M : Not meaningful

6.2 Related party transactions

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

7. Tax expense

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	
	31/12/2021 \$'000	31/12/2020 \$'000
Current tax		
Current year	21,870	32,952
Over provision in respect of prior years	(241)	(6,345)
	21,629	26,607
Foreign withholding tax	126	-
	21,755	26,607
Deferred tax		
Movements in temporary differences	(227)	(1,238)
	21,528	25,369

8. Dividends

	Group Half Year Ended	
	31/12/2021	31/12/2020
	\$'000	\$'000
Ordinary dividends paid:		
Final one-tier tax exempt dividend of 6 cents (2020: 6 cents) per ordinary share in respect of the previous financial year	66,586	66,586

9. Net asset value

	Group As at		Company As at	
	31/12/2021	30/06/2021	31/12/2021	30/06/2021
	\$	\$	\$	\$
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	3.62	3.60	1.84	1.88

10. Property, plant and equipment

During the six months ended 31 December 2021, the Group acquired assets amounting to \$1.4 million (31 December 2020: \$0.7 million) and disposed of assets amounting to \$42,000 (31 December 2020: \$18,000).

11. Investment properties

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

	Group As at	
	2021	2020
	\$'000	\$'000
At 1 July	4,974,546	4,917,019
Additions	265,274	39,325
Translation differences recognised in other comprehensive income	(109)	2,742
Disposals	-	(115,883)
At 31 December	<u>5,239,711</u>	<u>4,843,203</u>
Comprising:-		
Completed investment properties	3,156,959	3,106,581
Investment properties under development	2,082,752	1,736,622
	<u>5,239,711</u>	<u>4,843,203</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 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
		Singapore	Malaysia	
Commercial properties	• Direct comparison method	• Sales prices of \$1,700 to \$5,735 per square feet (psf)	• Sales prices of \$305 to \$390 psf	The estimated fair value increases when the sales price increases
	• Income capitalisation method	• Capitalisation rate of 3.4% to 4.5%	• Capitalisation rate of 5.5% to 6.0%	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 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 psf		The estimated fair value increases when the sales price and gross development value increases
	• Residual land method	• Gross development value of \$3,060 psf		

12. Inventories

	Group As at	
	31/12/2021	30/06/2021
	\$'000	\$'000
Development properties	4,109,999	3,550,167
Consumable stocks	855	739
	4,110,854	3,550,906

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

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. During the period, no allowance for foreseeable losses have been made in respect of the Group's development properties.

13. Loans and Borrowings

	Group As at	
	31/12/2021	30/06/2021
	\$'000	\$'000
Amount repayable within one year or on demand		
Secured	203,426	185,093
Unsecured	562,932	762,273
	766,358	947,366
Amount repayable after one year		
Secured	4,303,928	3,710,597
Unsecured	795,635	454,270
	5,099,563	4,164,867

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

	Group As at	
	31/12/2021	30/06/2021
	\$'000	\$'000
At carrying amounts:-		
Property, plant and equipment	456,693	461,778
Investment properties	4,715,605	4,450,438
Development properties	2,888,962	2,206,074

14. Share Capital

(a)	Company			
	2021		2020	
	No. of shares '000	Amount \$'000	No. of shares '000	Amount \$'000
At 1 July and 31 December	1,183,373	1,926,053	1,183,373	1,926,053

(b)	Company As at	
	2021	2020
	'000	'000
GuocoLand Limited Executive Share Scheme 2018 ("ESS") No. of share options At 1 July and 31 December	-	37,900

(c)	Company As at	
	2021	2020
	'000	'000
At 1 July and 31 December 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)
	<u>1,109,768</u>	<u>1,109,768</u>

(d)	Company As at	
	2021	2020
	'000	'000
No. of shares acquired by the Trust for ESS At 1 July and 31 December	<u>73,605</u>	<u>73,605</u>

As at 31 December 2021, the Trust for the ESS held an aggregate of 73,604,933 (30 June 2021: 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	
	31/12/2021	31/12/2020
Earnings per ordinary share for the period based on the Group's profit attributable to equity holders of the Company*:-		
(a) Based on weighted average number of ordinary shares in issue after adjusting for the shares held by the Trust for ESS (cents)	5.22	1.20
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768
(b) On a fully diluted basis (cents)	5.22	1.20
Weighted average number of ordinary shares ('000)	1,109,768	1,109,768

* After deducting accrued distribution for perpetual securities for the half year ended 31 December 2021 of \$9.6 million (31 December 2020: \$9.6 million).

For the half year ended 31 December 2021 and 31 December 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 31 December 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 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 31 December 2021

For the half year ended 31 December 2021, revenue and gross profit for the Group increase more than 40% to \$452.7 million and \$140.2 million respectively. This was driven mainly by the higher progressive recognition of sales from the Group's residential projects in Singapore, including Meyer Mansion, Midtown Bay and Midtown Modern. In addition, the sales from Guoco Changfeng City in China during the period have also contributed to the increase in revenue. Revenue from the Group's investment properties increased by 3% and revenue from the hotel business had increase close to 10%. Gross profit margin of the Group remained stable at approximately 30%.

Other income increased by \$14.2 million mainly due to higher fair value gain on interest rate hedges. Arising from the appreciation of Chinese Renminbi (RMB) against Singapore dollars during the period, higher net foreign exchange loss was recorded in other expenses. The appreciation of RMB was also the main reason for the Group's translation gain during the period, recorded in the other comprehensive income. Meanwhile, share of profit of associates and joint ventures decreased by \$8.9 million due to lower profit contributed from EcoWorld International Berhad ("EWI") as compared to the previous corresponding period.

During the period, the Group completed the disposal of its Vietnam subsidiaries, resulting in a net profit from discontinued operation of \$14.3 million. Overall, profit attributable to equity holders of the Company for the half year tripled to \$67.5 million as compared to the previous corresponding period.

(ii) Segments

For the half year ended 31 December 2021, GuocoLand Singapore segment continues to be the key contributor to the Group. Revenue increased by more than 40% to \$349.2 million due to higher progressive recognition of sales, including Meyer Mansion, Midtown Bay and Midtown Modern. Profit for the period increased by half to \$82.0 million.

GuocoLand China segment recorded revenue of \$51.1 million for the half year ended 31 December 2021 as compared to \$10.0 million in the previous corresponding period. This was mainly contributed by the sales from Guoco Changfeng City. Consequently, profit for the period was \$6.9 million as compared to a loss in the previous corresponding period. Meanwhile, revenue from the sales of the launched phases of Chongqing GuocoLand 18T Mansion ("Chongqing 18T") can be recognised only upon completion of the construction and handing over of the units to the buyers.

GuocoLand Malaysia segment's revenue decreased by 26% to \$41.6 million for the half year ended 31 December 2021. This was mainly due to lower progressive recognition of sales as compared to the previous corresponding period. Profit for the period decreased by 14% to \$3.1 million.

Included in the Others segment is the performance of the hotels and EWI. Revenue from hotels increased by 10% to \$10.7 million for the half year ended 31 December 2021. Due to the absence of profit from EWI in the current period, the segment recorded a higher loss as compared to the previous corresponding period.

(iii) Statement of financial position

The Group's equity attributable to ordinary equity holders was \$4.02 billion as at 31 December 2021, increased marginally as compared to 30 June 2021. This was because translation gain and profits recorded for the period were partially offset by dividends payment of \$66.6 million in November 2021.

During the period, the Group completed its acquisition of the Lentor Central site. Mainly due to this acquisition, the Group's investment properties increased by 5% to \$5.24 billion and inventories increased by 16% to \$4.11 billion. Total loans and borrowings increased by 15% mainly for the financing of this acquisition.

Contract assets and trade and other receivables collectively fell by more than 30% mainly due to sales proceeds collected for Martin Modern during the period. Meanwhile, contract liabilities increased by 48% to \$144.6 million mainly due to proceeds received from the sales of residential units of Chongqing 18T, which recognition for sales in China will take place upon the completion of the construction and handing over of the units to the buyers.

As at 31 December 2021, the Group's gearing remains at approximately one time.

(iv) Statement of cash flows

For the half year ended 31 December 2021, net cash used in operating and investing activities was \$195.8 million and \$203.7 million respectively, mainly due to the land acquisition during the period. Cash used in the acquisition was partially offset by cash collection from sales proceeds from operation. Meanwhile, financing activities generated net cash of \$565.9 million during the period mainly from loans and borrowings for financing of the land acquisition.

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

Prices of non-landed private homes grew consecutively for the seventh quarter, up by 5.4% in 4Q 2021, and outstripped the 0.7% growth in third quarter, according to the latest statistics released by the URA. Higher prices were broad-based, from all regions, and attributable to new launches with higher benchmark prices.

The economic outlook remains uncertain but some sectors have started to show signs of recovery. The Singapore private residential market is likely to continue to be driven principally by demand from owner-occupiers. There will likely be fewer new launches in 2022.

In July 2021, the Group successfully won the tender for a 17,279.9 square metre site at Lentor Central to develop a new mixed-use development with 600 residential units and 96,000 sq ft of commercial and retail spaces. The transit-oriented development will be directly connected with Lentor MRT station on

the Thomson-East Coast Line (TEL). When fully operational, the commercial and retail components of the development will be accretive to our investment portfolio and recurrent income.

In addition, in January 2022, a consortium comprising GuocoLand, Intrepid Investments Pte. Ltd. and TID Residential Pte. Ltd. bought the neighbouring 17,136.9 square metre Lentor Hills Road site (Parcel A) for \$586.6 million.

Demand for Grade A office space in the CBD is expected to remain resilient as the economy recovers and companies prepare for their growth.

China

Average new home prices across the 70 biggest cities in China declined marginally for the fourth consecutive month, contracting by 0.28% month-on-month in December 2021, according to Reuters' analysis of data released by China's National Bureau of Statistics. This was a reflection of the weak demand which persisted due to the credit tightening and restrictive policies in the property sector. Against this backdrop, home prices in Chongqing and Shanghai remained resilient, increasing by 0.3% and 0.4% month-on-month respectively. Compared to a year ago, home prices rose by 4.2% in Shanghai and 7.9% in Chongqing.

Malaysia

According to data released by National Property Information Centre ("NAPIC"), Malaysia's home price index dipped by 0.7% year-on-year and 1.9% over the previous quarter in 3Q 2021, mainly due to the scale back in new launches during the period.

20. Dividend information

20.1 Current Financial Period Reported on

Any dividend recommended for the current financial period reported on? No

20.2 Corresponding Period of the Immediate Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

20.3 Date Payable

Not applicable

20.4 Books Closure Date

Not applicable

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

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited condensed interim consolidated financial statements of GuocoLand Limited for the half year ended 31 December 2021, to be false or misleading in any material aspect.

Signed by Mr Moses Lee Kim Poo and Mr Cheng Hsing Yao on behalf of the Board of Directors.

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

During the half year ended 31 December 2021:

24.1 The following indirect wholly-owned subsidiaries were established in Singapore:

Date	Details	Announcement Reference No.
29 July 2021	1. Name : Lentor Central Pte. Ltd. Principal Activities : Letting of self-owned or leased real estate property Issued & Paid-up Share Capital : S\$1.00 2. Name : Lentor Residence Development Pte. Ltd. Principal Activities : Real estate developers Issued & Paid-up Share Capital : S\$1.00	-
29 October 2021	1. Name : Prosper A Pte. Ltd. Principal Activities : Property development and/or investment Issued & Paid-up Share Capital : S\$1.00 2. Name : Thrive A Pte. Ltd. Principal Activities : Property development and/or investment Issued & Paid-up Share Capital : S\$1.00	-

GuocoLand Limited And Its Subsidiaries

24.2 There were sale of shares resulting in the following companies to cease as subsidiaries of the Company:

Date	Details	Announcement Reference No.
6 July 2021	<ol style="list-style-type: none">1. GuocoLand Vietnam Company Limited (“GVC”)2. GuocoLand Binh Duong Property Co., Ltd. (“GLBD”) <p>The completion of the sale of the entire charter capital of GVC by GuocoLand Vietnam (S) Pte. Ltd. (“GLVS”), the Company’s wholly-owned subsidiary. GVC, in turn is the legal and beneficial owner of all the capital contribution in GLBD. Accordingly, both GVC and GLBD had ceased to be subsidiaries of GLVS and the Company.</p>	SG201014OTHRV WT2 dated 14 October 2020
14 September 2021	<ol style="list-style-type: none">1. Shanghai Xinhaozhong Holding Co., Ltd (“SHXHZ”) <p>The completion of the transfer of 98% equity interest in SHXHZ by GuocoLand (China) Limited (“GLC”), the Company’s wholly-owned subsidiary, to Shanghai Daoxiu Computer Technology Co., Ltd. and accordingly, SHXHZ had ceased to be a subsidiary of GLC and the Company.</p>	SG210707OTHR24 FM dated 7 July 2021

BY ORDER OF THE BOARD

Mary Goh Swon Ping
Group Company Secretary
27 January 2022