GuocoLand Limited (Reg. No. 197600660W)
A Member of the Hong Leong Group

UNAUDITED FIRST QUARTER FINANCIAL STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2013

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

	The Group First Quarter Ended		
	30/09/2013 S$'000	30/09/2012 S$'000	Increase/ (Decrease) %
Revenue	233,947	181,604	29
Cost of sales	(189,678)	(141,180)	34
Gross profit	44,269	40,424	10
Other income	110,879	7,499	N/M
Administrative expenses	(17,164)	(14,297)	20
Other expenses	(9,565)	(6,106)	57
Finance costs	(23,165)	(13,799)	68
Share of profit of associates and jointly-controlled entities (net of tax)	1,863	2,828	(34)
Profit before tax	107,117	16,549	N/M
Tax expense	(22,415)	(7,392)	N/M
Profit for the period	84,702	9,157	N/M
Profit attributable to:			
Equity holders of the Company	**83,696**	**9,039**	**N/M**
Non-controlling interests	1,006	118	N/M
	84,702	9,157	N/M

N/M : Not meaningful.

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

	The Group First Quarter Ended 30/09/2013 S$'000	30/09/2012 S$'000	Increase/ (Decrease) %
Dividend income from equity securities	2	145	(99)
Interest income	1,942	385	N/M
Depreciation of property, plant and equipment	(2,129)	(1,822)	17
Gain on disposal of property, plant and equipment	95	-	N/M
Writeback of allowance for doubtful receivables	41	-	N/M
Net fair value gain on derivative financial instruments	8,346	4,475	87
Net foreign exchange loss	(8,668)	(5,426)	60
Gain on disposal of interests in subsidiaries	98,935	-	N/M

N/M : Not meaningful.

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

	The Group As At		The Company As At	
	30/09/2013 S$'000	30/06/2013 S$'000	30/09/2013 S$'000	30/06/2013 S$'000
Non-current assets				
Property, plant and equipment	395,866	398,849	-	-
Investment properties	2,070,590	2,056,102	-	-
Subsidiaries	-	-	2,529,728	2,527,676
Associates and jointly-controlled entities	480,972	492,365	-	-
Other receivables, including derivatives	2,670	1,931	-	-
Other investments	1,502	1,582	-	-
Deferred tax assets	54,499	62,310	-	-
	3,006,099	3,013,139	2,529,728	2,527,676
Current assets				
Inventories	4,641,010	4,826,747	-	-
Trade and other receivables, including derivatives	352,694	380,657	9,027	9,006
Cash and cash equivalents	1,126,811	934,340	557	7,138
	6,120,515	6,141,744	9,584	16,144
Total assets	**9,126,614**	**9,154,883**	**2,539,312**	**2,543,820**
Equity				
Share capital	1,926,053	1,926,053	1,926,053	1,926,053
Reserves	596,161	520,509	86,860	91,374
Equity attributable to ordinary equity holders of the Company	2,522,214	2,446,562	2,012,913	2,017,427
Perpetual securities	201,776	199,406	-	-
	2,723,990	2,645,968	2,012,913	2,017,427
Non-controlling interests	125,510	129,133	-	-
Total equity	2,849,500	2,775,101	2,012,913	2,017,427
Non-current liabilities				
Other payables, including derivatives	139,784	131,356	384,217	464,591
Loans and borrowings	3,913,786	3,868,331	-	-
Deferred tax liabilities	61,833	58,522	-	-
	4,115,403	4,058,209	384,217	464,591
Current liabilities				
Trade and other payables, including derivatives	637,644	747,480	1,118	738
Loans and borrowings	1,466,685	1,504,004	140,000	60,000
Current tax liabilities	57,382	70,089	1,064	1,064
	2,161,711	2,321,573	142,182	61,802
Total liabilities	6,277,114	6,379,782	526,399	526,393
Total equity and liabilities	**9,126,614**	**9,154,883**	**2,539,312**	**2,543,820**

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

Amount repayable in one year or less, or on demand

As at 30/09/2013 (S$'000)		As at 30/06/2013 (S$'000)	
Secured	Unsecured	Secured	Unsecured
551,146	915,539	617,808	886,196

Amount repayable after one year

As at 30/09/2013 (S$'000)		As at 30/06/2013 (S$'000)	
Secured	Unsecured	Secured	Unsecured
2,175,060	1,738,726	2,179,163	1,689,168

Details of any collateral

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

	The Group As At	
	30/09/2013 S$'000	**30/06/2013 S$'000**
At carrying amounts:-		
Property, plant and equipment	269,233	271,199
Investment properties	1,537,135	1,522,091
Inventories	2,118,938	2,447,628

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

	The Group First Quarter Ended 30/09/2013 S$'000	The Group First Quarter Ended 30/09/2012 S$'000
Cash flows from operating activities		
Profit before tax	107,117	16,549
Adjustments for:-		
Amortisation of transaction costs on loans and borrowings	1,159	951
Depreciation of property, plant and equipment	2,129	1,822
Dividend income from equity securities	(2)	(145)
Gain on disposal of property, plant and equipment	(95)	-
Net fair value gain on derivative financial instruments	(8,346)	(4,475)
Finance costs	23,165	13,799
Interest income	(1,942)	(385)
Writeback of allowance for doubtful receivables	(41)	-
Gain on disposal of interests in subsidiaries	(98,935)	-
Share of profit of associates and jointly-controlled entities (net of tax)	(1,863)	(2,828)
(Writeback of share-based payments)/Share-based payments	(6)	412
	22,340	25,700
Changes in:-		
Inventories	(37,926)	30,473
Trade and other receivables	31,996	(30,684)
Trade and other payables	(18,864)	(73,185)
Balances with holding companies and related corporations	3,114	1,339
Cash generated from operating activities	660	(46,357)
Tax paid	(20,516)	(12,431)
Net cash from operating activities	(19,856)	(58,788)
Cash flows from investing activities		
Additions to investment properties	(8,770)	(8,101)
Additions to property, plant and equipment	(1,053)	(1,144)
Balances with associates and jointly-controlled entities	(1,222)	(464)
Dividends received from associates and jointly-controlled entities	7,310	1,869
Dividends received from equity securities	2	145
Proceeds from disposal of interests in subsidiaries	244,708	-
Proceeds from disposal of property, plant and equipment	96	-
Net cash from investing activities	241,071	(7,695)

	The Group First Quarter Ended	
	30/09/2013 S$'000	30/09/2012 S$'000
Cash flows from financing activities		
Dividends paid to non-controlling interests	-	(9, 267)
Interest paid	(48,840)	(41,461)
Interest received	967	416
Proceeds from loans and borrowings	160,082	163,978
Proceeds from loans from non-controlling interests of subsidiaries	2,010	1,600
Repayment of loans and borrowings	(140,545)	(111,046)
Net cash from financing activities	(26,326)	4,220
Net increase/(decrease) in cash and cash equivalents	**194,889**	**(62,263)**
Cash and cash equivalents at beginning of the period	353,125	291,238
Exchange differences on translation of balances held in foreign currencies	(3,176)	(6,038)
Cash and cash equivalents at end of the period	544,838	222,937

For the purpose of the consolidated statement of cash flows, cash and cash equivalents are presented net of bank overdrafts repayable on demand, and exclude an amount of $581.5 million pledged to financial institutions for bank loans in China as at 30 September 2013.

For the quarter ended 30 September 2013, net cash used in the Group's operating activities was $19.9 million. Net cash from investing activities of $241.1 million was mainly from proceeds from disposal of interests in subsidiaries. For financing activities, net cash used of $26.3 million was mainly for interest payments.

1(d) Consolidated Statement of Comprehensive Income

	The Group Full Year Ended 30/09/2013 S$'000	30/09/2012 S$'000	Increase/ (Decrease) %
Profit for the period	84,702	9,157	N/M
Other comprehensive income			
Items that are or may be reclassified subsequently to profit or loss:			
Translation differences relating to financial statements of foreign subsidiaries and associates	(7,628)	(46,391)	(84)
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	(1,976)	-	N/M
Net change in fair value of available-for-sale securities	(80)	2,708	N/M
Other comprehensive income for the period, net of tax	**(9,684)**	**(43,683)**	**(78)**
Total comprehensive income for the period, net of tax	75,018	(34,526)	N/M
Attributable to:			
Equity holders of the Company	78,026	(34,826)	N/M
Non-controlling interests	(3,008)	300	N/M
Total comprehensive income for the period, net of tax	75,018	(34,526)	N/M

N/M : Not meaningful.

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

Statement of Changes in Equity for the First Quarter ended 30 September 2013 and 30 September 2012

	←Attributable to ordinary equity holders of the Company→							
	Share Capital S$'000	Other Reserves* S$'000	Accumulated Profits S$'000	Total Ordinary Equity S$'000	Perpetual Securities S$'000	Total S$'000	Non-Controlling Interests S$'000	Total Equity S$'000
The Group								
At 1 July 2013	**1,926,053**	**(162,345)**	**682,854**	**2,446,562**	**199,406**	**2,645,968**	**129,133**	**2,775,101**
Total comprehensive income for the period								
Profit for the period	-	-	83,696	83,696	-	83,696	1,006	84,702
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries and associates	-	(3,631)	-	(3,631)	-	(3,631)	(3,997)	(7,628)
Translation reserve of subsidiaries reclassified to profit or loss upon disposal	-	(1,976)	-	(1,976)	-	(1,976)	-	(1,976)
Net change in fair value of available-for-sale securities	-	(63)	-	(63)	-	(63)	(17)	(80)
Total other comprehensive income, net of tax	-	(5,670)	-	(5,670)	-	(5,670)	(4,014)	(9,684)
Total comprehensive income for the period, net of tax	**-**	**(5,670)**	**83,696**	**78,026**	**-**	**78,026**	**(3,008)**	**75,018**
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Accrued distribution for perpetual securities	-	-	(2,370)	(2,370)	2,370	-	-	-
Writeback of share-based payments	-	(4)	-	(4)	-	(4)	(2)	(6)
Total contributions by and distributions to equity holders	**-**	**(4)**	**(2,370)**	**(2,374)**	**2,370**	**(4)**	**(2)**	**(6)**
Changes in ownership interests in subsidiaries								
Disposal of subsidiaries with non-controlling interests	**-**	**-**	**-**	**-**	**-**	**-**	(613)	(613)
Total changes in ownership interests in subsidiaries	**-**	**-**	**-**	**-**	**-**	**-**	**(613)**	**(613)**
Total transactions with equity holders	**-**	**(4)**	**(2,370)**	**(2,374)**	**2,370**	**(4)**	**(615)**	**(619)**
At 30 September 2013	**1,926,053**	**(168,019)**	**764,180**	**2,522,214**	**201,776**	**2,723,990**	**125,510**	**2,849,500**

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

	←Attributable to ordinary equity holders of the Company→							
	Share Capital S$'000	Other Reserves* S$'000	Accumulated Profits S$'000	Total Ordinary Equity S$'000	Perpetual Securities S$'000	Total S$'000	Non-Controlling Interests S$'000	Total Equity S$'000
The Group								
At 1 July 2012	**1,926,053**	**(228,591)**	**698,753**	**2,396,215**	**-**	**2,396,215**	**136,185**	**2,532,400**
Total comprehensive income for the period								
Profit for the period	-	-	9,039	9,039	-	9,039	118	9,157
Other comprehensive income								
Translation differences relating to financial statements of foreign subsidiaries and associates	-	(45,702)	-	(45,702)	-	(45,702)	(689)	(46,391)
Net change in fair value of available-for-sale securities	-	1,837	-	1,837	-	1,837	871	2,708
Total other comprehensive income, net of tax	-	(43,865)	-	(43,865)	-	(43,865)	182	(43,683)
Total comprehensive income for the period, net of tax	**-**	**(43,865)**	**9,039**	**(34,826)**	**-**	**(34,826)**	**300**	**(34,526)**
Transactions with equity holders, recorded directly in equity								
Contributions by and distributions to equity holders								
Share-based payments	-	365	-	365	-	365	47	412
Dividends paid to non-controlling interests	-	-	-	-	-	-	(9,267)	(9,267)
Total contributions by and distributions to equity holders	**-**	**365**	**-**	**365**	**-**	**365**	**(9,220)**	**(8,855)**
Total transactions with equity holders	**-**	**365**	**-**	**365**	**-**	**365**	**(9,220)**	**(8,855)**
At 30 September 2012	**1,926,053**	**(272,091)**	**707,792**	**2,361,754**	**-**	**2,361,754**	**127,265**	**2,489,019**

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

	Share Capital S$'000	Other Reserves* S$'000	Accumulated Profits S$'000	Total Equity S$'000
The Company				
At 1 July 2013	**1,926,053**	**(162,047)**	**253,421**	**2,017,427**
Loss for the period	-	-	(4,514)	(4,514)
Total comprehensive income for the period	**-**	**-**	**(4,514)**	**(4,514)**
Total transactions with equity holders	**-**	**-**	**-**	**-**
At 30 September 2013	**1,926,053**	**(162,047)**	**248,907**	**2,012,913**
At 1 July 2012	**1,926,053**	**(159,141)**	**254,512**	**2,021,424**
Loss for the period	-	-	(1,753)	(1,753)
Total comprehensive income for the period	**-**	**-**	**(1,753)**	**(1,753)**
Transactions with equity holders, recorded directly in equity				
Contributions by and distributions to equity holders				
Share-based payments	-	264	-	264
Total transactions with equity holders	**-**	**264**	**-**	**264**
At 30 September 2012	**1,926,053**	**(158,877)**	**252,759**	**2,019,935**

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

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

		As At 30/09/2013
(a)	Issued and fully paid ordinary shares (S$'000):- At 1 July and 30 September 2013	1,926,053
(b)	Executives' share options issued:- At 1 July and 30 September 2013	-

		As At 30/09/2013	As At 30/09/2012
(c)	No. of shares that would be issued on exercise of all share options and assumed conversion of convertible bonds outstanding at end of the period	-	6,148,475
	Less : No. of shares that would be transferred by the Trust to eligible employees to satisfy the outstanding share options under the Executives' Share Option Scheme ("ESOS")	-	(6,148,475)
		-	-

		As At 30/09/2013	As At 30/09/2012
(d)	No. of issued ordinary shares	1,183,373,276	1,183,373,276
	Less : No. of shares acquired by the Trust for ESOS	(73,604,933)	(73,604,933)
		1,109,768,343	1,109,768,343

The total number of issued ordinary shares excluding shares acquired by the Trust for ESOS as at 30 September 2013 and 30 June 2013 is 1,109,768,343.

		As At 30/09/2013
(e)	No. of shares acquired by the Trust for ESOS:- At 1 July and 30 September 2013	73,604,933

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

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

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

Not applicable.

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

Except as disclosed in Item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the most recently audited financial statements of the Group for the financial year ended 30 June 2013.

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

The Group adopted various new/revised Financial Reporting Standards ("FRS") which took effect for financial year beginning 1 July 2013. The Group does not expect any significant financial impact on its financial position or performance from the adoption of these amendments to FRS.

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

		The Group First Quarter Ended 30/09/2013	 30/09/2012
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 ESOS (cents)	7.33	0.81
	Weighted average number of ordinary shares ('000)	1,109,768	1,109,768
b.	On a fully diluted basis (cents)	7.33	0.81
	Weighted average number of ordinary shares ('000)	1,109,768	1,109,768

* After deducting accrued distribution for perpetual securities of $2,370,000 for the quarter ended 30 September 2013.

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

	The Group As At		The Company As At	
	30/09/2013 S$	30/06/2013 S$	30/09/2013 S$	30/06/2013 S$
Net asset value per ordinary share based on existing issued share capital after adjusting for the shares held by the Trust for ESOS	2.27	2.20	1.81	1.82

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

(i) **Income statement**

The Group recorded profit attributable to equity holders of $83.7 million for the first quarter ended 30 September 2013, as compared to a profit of $9.0 million for the previous corresponding quarter.

Revenue and gross profit for the quarter increased by 29% and 10% respectively. Higher revenue and gross profit were mainly due to revenue recognition for Seasons Park in Tianjin, China, on completed units which were handed over to buyers in September 2013.

Other income increased from $7.5 million to $110.9 million in the current quarter mainly due to a gain from sale of the Group's interest in subsidiaries. Other expenses increased by $3.5 million to $9.6 million for the current quarter mainly due to higher foreign exchange loss. Although foreign exchange loss had increased by $3.2 million for the quarter, this had been offset by a higher fair value gain on the foreign exchange hedges.

Finance costs increased by 68% due to higher borrowings and lower capitalisation of interest expenses during the quarter. Tax expense increased by $15.0 million mainly due to the gain from sale of subsidiaries.

(ii) **Statement of financial position**

The Group's equity attributable to equity holders increased by $78.0 million to $2.72 billion as at 30 September 2013. The increase was mainly attributable to profit recorded by the Group for the first quarter.

Inventories decreased by $185.7 million mainly because the Group completed the disposal of its interest in a subsidiary during the quarter. Trade and other payables decreased by 15% to $637.6 million as at 30 September 2013. The drop in trade and other payables was due to decrease in construction cost payable and sales proceeds received for sale of units in projects where revenue was yet to be recognised.

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

Nil.

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

The Group will continue to focus on strong execution of its current projects and will remain prudent on cost. Whilst the Group remains vigilant in managing its current businesses, the Group will also be watchful for suitable investment opportunities to add value to its portfolio.

11. Dividend

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

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

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

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

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12. Interested Person Transactions

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

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

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results of GuocoLand Limited for the first quarter ended 30 September 2013, to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Dawn Pamela Lum
Group Company Secretary
25 October 2013