

For immediate release

28 August 2015

GUOCO GROUP LIMITED
(the “Company” or “Guoco”)

FINAL RESULTS FOR THE YEAR ENDED 30 JUNE 2015

| FINANCIAL HIGHLIGHTS | | | |
|---|---------------|--------|--------------------|
| | 2015 | 2014 | <i>Increase</i> |
| | HK\$'M | HK\$'M | <i>/(Decrease)</i> |
| Turnover | 33,771 | 36,002 | (6%) |
| Revenue | 21,748 | 21,323 | 2% |
| Profit from operations | 5,436 | 5,414 | 0% |
| Profit attributable to equity shareholders of the Company | 4,625 | 5,752 | (20%) |
| | HK\$ | HK\$ | |
| Earnings per share | 14.23 | 17.70 | (20%) |
| Dividend per share : Interim | 1.00 | 1.00 | |
| Proposed final | 3.00 | 3.00 | |
| Total | 4.00 | 4.00 | - |
| Equity per share attributable to equity shareholders of the Company | 177.60 | 170.93 | 4% |

(28 August 2015, Hong Kong) Guoco Group (Guoco Group Limited, Stock Code: 53) announced today its final results for the year ended 30 June 2015.

FINANCIAL RESULTS

The audited consolidated profit attributable to equity shareholders for the year ended 30 June 2015, after taxation and non-controlling interests, amounted to HK\$4,625 million, as compared to HK\$5,752 million for the previous year. Profit from operations slightly increased year-on-year. Basic earnings per share amounted to HK\$14.23.

For the year ended 30 June 2015, profits before taxation were generated from the following sources:

- principal investment of HK\$2,468 million;
- property development and investment of HK\$2,747 million, including release of operating profits which have been deferred in previous years of HK\$507 million;
- hospitality and leisure of HK\$1,479 million;
- financial services of HK\$937 million; and
- oil and gas royalty of HK\$214 million.

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Revenue increased by 2% to HK\$21.7 billion. The increase was mainly attributable to the increase in revenue derived from the property development and investment sector of HK\$897 million which was partially offset by the decline in revenue from the hospitality and leisure sector of HK\$301 million and the principal investment sector of HK\$177 million.

DIVIDENDS

In addition to the interim dividend of HK\$1.00 per share already paid, the Company is recommending a final dividend of HK\$3.00 per share. This gives a total dividend of HK\$4.00 per share for the year, keeping intact a healthy dividend payout track record over the years.

GUOCO’S CORE BUSINESSES

Principal Investment

Our investment focus has remained on identifying important market and sector cycles as well as laggards with good recovery potential. In view of demanding valuations in most western markets, the Company continued to focus more on Asia and especially the Chinese market. Following a powerful A-share rally and concerns over rising speculation in the domestic market, it substantially reduced its exposure to Chinese stocks just ahead of a major sell-off. At the same time, profits were realised in some other markets, posting another year of solid double-digit total portfolio returns. Equity prices are expected to stay volatile but this may also create long-term investment opportunities. The Company will stay alert to market developments and look to capitalize on potential situations.

Property Development and Investment

GuocoLand Limited (“GuocoLand”)

GuocoLand ended the financial year 2014/15 with a profit attributable to equity holders of S\$226.4 million on the back of revenue of S\$1,159.9 million. Whilst revenue in the current financial year had decreased 7% mainly due to lower revenue recognised for projects in Malaysia, gross margin had improved from 25% in the previous year to 34% in the current financial year due to the change in sales mix. This has led to gross profit rising by 27% as compared to the previous financial year.

“This is a satisfactory outcome when viewed in the context of the slowing economies and regulatory measures introduced to cool down the property markets in which GuocoLand operates,” said Mr. Quek Leng Chan, Chairman of Guoco Group. “The disposal of the Beijing Dongzhimen project to China Cinda post the financial year end effectively halves GuocoLand’s gearing ratio to 0.73 times,” he added.

Operating conditions are challenging within GuocoLand’s embedded markets, especially Singapore and China. GuocoLand will continue its focus on sales and leasing of its current projects while remaining watchful for investment opportunities.

More details are available at www.guocoland.com.sg.

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Hospitality and Leisure

GuocoLeisure Limited (“GuocoLeisure”)

GuocoLeisure recorded a profit after tax for the year ended 30 June 2015 at US\$47.5 million, an increase of 23% as compared to US\$38.6 million in the previous year.

Revenue stood at US\$423.2 million, which was 8% below that of the previous financial year. This was mainly due to lower revenues generated from the gaming segment as a result of lower drop and win margin during the year.

glh Hotels presently operates 17 hotels in the UK under the Guoman Hotels, Amba Hotels, every Hotels, and Thistle brands. glh Hotels also announced Thistle Express, a new value hotel concept which will leverage the strong brand equity and awareness of the core Thistle brand. glh refurbished 2 London hotels to bring them up to the standards of their respective new brands, Amba Hotels and every Hotels. Amba Hotel Charing Cross opened in December 2014, and every Hotel Piccadilly opened in February 2015. Both hotels have been well received, with Amba Hotel Charing Cross now ranked in TripAdvisor’s top 5 London hotels.

More details are available at www.guocoleisure.com.

The Rank Group Plc (“Rank”)

Rank has delivered a strong operating performance of an increase of 8% in its profit after taxation (before exceptional items and discontinued operations) for the year ended 30 June 2015 to GBP56.9 million. Notably operating profit before exceptional items was GBP84.0 million, up by 16% compared to the previous year, with all three brands recording growing profits. This was achieved through significant progress made in realizing its strategic objectives

Revenue from continuing operations grew by 3% to GBP700.7 million, with a strong 18% growth in digital revenue being offset by lower revenue from Mecca Bingo venues (following the closure of a number of underperforming venues) and adverse exchange rates impacting euro denominated income in Spain and Belgium.

Mr. Quek Leng Chan stated, “With continued effort in executing the set strategic objectives and given its strong financial position and market leading brands, Rank is poised to attain its long-term growth and to create value for its shareholders.”

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Financial Services

Hong Leong Financial Group Berhad (“HLFG”)

HLFG achieved a profit before tax of RM3,023.3 million for the year ended 30 June 2015 as compared to RM3,009.2 million in the previous corresponding year, an increase of RM14.1 million or 1%. The overall increase in profit before tax was mainly due to higher contribution from the banking division.

The new financial year of HLFG is expected to be equally if not more challenging, given a multitude of headwinds, not limited to subdued economic growth, stiff competition in the loan markets, volatile exchange rates and depressed commodity prices. Mr. Quek Leng Chan remarked, “While fending off these challenges, HLFG will use this period to fine tune its business strategies to lay the foundation for the next phase of growth.”

More details are available at www.hlfg.com.my.

GROUP OUTLOOK

The Company had witnessed how the Greek debt crisis and the abrupt reversal in the Chinese A-shares caused great uncertainty and volatility that shook confidence in every market. This type of events served as timely reminders on Guoco to exercise caution in managing Guoco’s investments. While global authorities will remain investor friendly in their policy settings, markets have to face challenges including valuations that are no longer cheap, a recovering but still sluggish global growth outlook and the possibility of US interest rate hikes in coming months. In the midst of these uncertain and soft market conditions, each of Guoco’s core businesses will continue to focus on implementing their strategies to strengthen their platforms and to enhance their competitiveness to achieve sustainable growth for all shareholders.

(Please visit www.guoco.com or www.hkexnews.hk for Guoco's full final results announcement.)

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Guoco Group Limited (“Guoco”) (Stock Code: 53), listed on The Stock Exchange of Hong Kong Limited, is an investment holding and investment management company with the vision of achieving long term sustainable returns for its shareholders and creating prime capital value. Guoco’s operating subsidiary companies and investment activities are principally located in Hong Kong, China, Singapore, Malaysia, Vietnam and the United Kingdom. Guoco has four core businesses, namely, Principal Investment; Property Development and Investment; Hospitality and Leisure Business; and Financial Services.

Contacts :

Ms. Stella Lo

Group Company Secretary

Tel: (852) 2283 8710

Fax: (852) 2285 3210

E-mail: stella.lo@guoco.com