BURSA MALAYSIA

Financial Results

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Submitted

Company Information

Main Board/Second Board Company

New Announcement

Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	
*** Company name**	GUOCOLAND (MALAYSIA) BERHAD
*** Stock name**	GUOCO
*** Stock code**	1503
*** Contact person**	Ms Tanny Lim Yew Yoke
*** Designation**	Company Secretary
*** Contact number**	03-21642454
E-mail address	yylim@hongleong.com.my

Part A1 : Quarterly Report

*** Financial Year End**	**30/06/2009**
*** Quarter**	**2 Qtr**
*** Quarterly report for the financial period ended**	**31/12/2008**
*** The figures**	**have not been audited**

Please attach the full Quarterly Report here

GLM - 2nd Quarter (31 Dec 2008).pdf

Remarks

Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION

Summary of Key Financial Information for the financial period ended
*** 31/12/2008**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER *	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE *	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/2008	31/12/2007	31/12/2008	31/12/2007

	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000
1. Revenue	17,803	21,897	36,080	58,251
2. Profit/(loss) before tax	6,561	6,976	11,189	12,460
3. Profit/(loss) for the period	6,191	7,020	9,988	11,212
4. Profit/(loss) attributable to ordinary equity holders of the parent	5,873	6,402	9,291	9,768
5. Basic earnings/(loss) per share (sen)	0.88	0.96	1.39	1.46
6. Proposed/Declared dividend per share (sen)	0.00	0.00	0.00	0.00
	AS AT END OF CURRENT QUARTER*		AS AT PRECEDING FINANCIAL YEAR END	
7. Net assets per share attributable to ordinary equity holders of the parent (RM)	1.2600		1.2600	

Remarks :

Note: For full text of the above announcement, please access the Bursa Malaysia website at www.bursamalaysia.com

Part A3 : ADDITIONAL INFORMATION

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER*	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE*	PRECEDING YEAR CORRESPONDING PERIOD
	31/12/2008	31/12/2007	31/12/2008	31/12/2007
	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000	[dd/mm/yyyy] RM'000
1. Gross interest income	88	379	248	668
2. Gross interest expense	928	906	2,287	1,645

Remarks :

Note: The above information is for the Exchange internal use only.

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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 31 DECEMBER 2008

The figures have not been audited

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2008

	3 months ended		6 months ended	
	31.12.2008 RM'000	31.12.2007 RM'000	31.12.2008 RM'000	31.12.2007 RM'000
Revenue	17,803	21,897	36,080	58,251
Profit from operations	(3,519)	2,210	(2,108)	6,062
Finance costs	(928)	(906)	(2,287)	(1,645)
Interest income	88	379	248	668
Share of profit after tax of associates and jointly controlled entities	10,920	5,293	15,336	7,375
Profit before taxation	6,561	6,976	11,189	12,460
Taxation	(370)	44	(1,201)	(1,248)
Profit for the period	6,191	7,020	9,988	11,212
Attributable to:				
Equity holders of the parent	5,873	6,402	9,291	9,768
Minority interest	318	618	697	1,444
	6,191	7,020	9,988	11,212
Earnings per share attributable to equity holders of the parent:				
a) Basic (sen)	0.88	0.96	1.39	1.46
b) Fully diluted (sen)	0.88	0.96	1.39	1.46

The condensed consolidated income statements should be read in conjunction with the audited financial statements for the year ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2008

	As at 31.12.2008 RM'000	As at 30.06.2008 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	308,902	304,094
Investment properties	107,000	107,000
Land held for development	61,115	59,905
Investment in associate	92,346	84,692
Investment in jointly controlled entities	326,772	321,891
Investments	4,276	6,021
Goodwill on consolidation	17,732	17,732
Deferred tax assets	1,301	1,166
Leasehold land use rights	4,431	4,459
	923,875	906,960
Current assets		
Inventories	8,326	8,568
Due from contract customers	304	1,405
Development properties	253,826	240,700
Trade and other receivables	498,202	429,305
Tax recoverable	1,465	2,010
Deposits, cash and bank balances	33,825	65,427
	795,948	747,415
TOTAL ASSETS	1,719,823	1,654,375
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	350,229	350,229
Share premium	35,089	35,089
Exchange reserve	6,326	6,338
Retained profits	476,265	477,022
Equity funds	867,909	868,678
Shares held by ESOS Trust	(23,883)	(23,658)
Net equity funds	844,026	845,020
Minority Interests	78,160	77,468
Total equity	922,186	922,488

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CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2008 (Cont'd)

	As at 31.12.2008 RM'000	As at 30.06.2008 RM'000
Non-current liabilities		
Borrowings	538,338	480,402
Deferred tax liabilities	18,300	18,300
	556,638	498,702
Current liabilities		
Trade and other payables	63,613	88,992
Due to contract customers	742	612
Short term borrowings	175,506	142,904
Provision for taxation	1,138	677
	240,999	233,185
Total liabilities	797,637	731,887
TOTAL EQUITY AND LIABILITIES	1,719,823	1,654,375

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE QUARTER ENDED 31 DECEMBER 2008

	6 months ended	
	31.12.2008	**31.12.07**
	RM'000	**RM'000**
Net Profit Before Tax	11,189	12,460
Adjustments for:-		
Non-cash items	(12,076)	(5,903)
Non-operating items	1,835	1,847
Operating profit before changes in working capital	948	8,404
Net change in assets	(94,646)	(22,995)
Net change in liabilities	(17,289)	(9,210)
Interest paid	(2,287)	(1,645)
Net income tax (paid)/refund	(331)	3,514
Net cash flow used in operating activities	(113,605)	(21,932)
Investing Activities		
Equity investments	3,117	(2,963)
Other Investments	(1,515)	(68,840)
Interest received	136	668
Net cash flow (used in)/generated from investing activities	1,738	(71,135)
Financial Activities		
Dividend paid	(10,048)	(10,366)
Net drawdown of bank borrowings	90,058	151,533
Purchase of shares held by ESOS Trust	(225)	-
Net cash flow generated from financing activities	79,785	141,167
Net Change in Cash & Cash Equivalents	(32,082)	48,100
Effects of exchange rate changes	-	-
Cash & Cash Equivalent at beginning of year	65,427	40,815
Cash & Cash Equivalent at end of period	33,345	88,915

Cash and Cash Equivalent in the consolidated cash flow statements comprise of the following balance sheet amounts:

	31.12.2008	**31.12.07**
	RM'000	**RM'000**
Deposit, cash and bank balances	33,825	88,915
Bank overdraft	(480)	-
	33,345	88,915

Cash and Cash Equivalents consist of cash in hand, demand deposits and short term, highly liquid investments readily convertible to known amounts of cash and subject to insignificant risk of changes in value, against which the bank overdraft balances, if any, are deducted.

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 DECEMBER 2008

	← Attributable to Equity Holders of the Parent →						Minority Interests	Total Equity
		← Non-Distributable →			Distributable			
	Share Capital RM'000	Share Premium RM'000	Shares held by ESOS Trust RM'000	Exchange Reserve RM'000	Retained Profit RM'000	Total RM'000	RM'000	RM'000
Current Year-To-Date								
At 1 July 2008	350,229	35,089	(23,658)	6,338	477,022	845,020	77,468	922,488
Net loss not recognised in the income statement								
- translation of foreign subsidiaries	-	-	-	(12)	-	(12)	(5)	(17)
Profit for the year	-	-	-	-	9,291	9,291	697	9,988
Purchase during the year			(225)			(225)		(225)
Dividend paid	-	-	-	-	(10,048)	(10,048)	-	(10,048)
At 31 December 2008	350,229	35,089	(23,883)	6,326	476,265	844,026	78,160	922,186
Preceding Year Corresponding Period								
At 1 July 2007	350,229	35,089	(23,658)	5,285	445,696	812,641	75,184	887,825
Net gain not recognised in the income statement								
- translation of foreign subsidiaries	-	-	-	1,053	-	1,053	450	1,503
Profit for the year	-	-	-	-	41,243	41,243	1,834	43,077
Dividend paid	-	-	-	-	(9,917)	(9,917)	-	(9,917)
At 30 June 2008	350,229	35,089	(23,658)	6,338	477,022	845,020	77,468	922,488

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements.

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NOTES

1. **Basis of Preparation**

The interim financial report has been prepared in accordance with the Financial Reporting Standard ("FRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2008. The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 30 June 2008.

2. **Changes in Accounting Policies**

The significant accounting policies adopted are consistent with those adopted in the annual financial statements for the financial year ended 30 June 2008.

3. **Qualification of audit report of the preceding annual financial statements**

There was no qualification on the audit report of the preceding annual financial statements.

4. **Seasonality or cyclicality of interim operations**

The Group's interim operations were not materially affected by any seasonal or cyclical factors for the current quarter under review.

5. **Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial period ended 31 December 2008.

6. **Changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years**

There were no changes in estimates of amounts reported in the prior interim periods of the current financial period or in prior financial periods.

7. **Issuance and repayment of debt and equity securities**

There were no additional shares purchased by the trust set up for the ESOS ("ESOS Trust") during the current quarter under review. The total number of shares purchased by the ESOS Trust as at 31 December 2008 was 30,578,100 shares.

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial period ended 31 December 2008.

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8. Dividend paid

The final dividend of 2 sen per share less 25% taxation amounting to RM10.048 million in respect of the previous financial year was paid on 3 November 2008.

9. Segmental reporting

The Group's segmental report for the current financial period is as follows:-

	Property Development RM'000	Property Investment RM'000	Hotels RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue						
External sales	7,541	3,631	21,435	3,473	-	36,080
Inter-segment sales	-	-	-	547	(547)	-
Total revenue	7,541	3,631	21,435	4,020	(547)	36,080
Results						
Segment results	(3,755)	1,808	1,969	(1,667)	-	(1,645)
Unallocated corporate expenses						(463)
Profit from Operations						(2,108)

Segmental reporting by geographical location has not been prepared as the Group's operations are substantially carried out in Malaysia.

10. Valuations of property, plant and equipment

The valuations of property, plant and equipment were brought forward without any amendments from the previous annual financial statements.

11. Material events not reflected in the financial statements

There are no material subsequent events to be disclosed till 30 January 2009 (being the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial statement).

12. Changes in the composition of the Group

On 1 July 2008, the Company had acquired 100% equity interest in Raikon Building Management Co Sdn Bhd ("Raikon") for a cash consideration of RM1.8 million, based on the net assets of Raikon as at 30 June 2008.

13. Contingent liabilities or contingent assets

There are no contingent liabilities or contingent assets as at 31 December 2008.

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14. **Review of Performance**

The Group recorded a revenue and profit before tax of RM36.1 million and RM11.2 million respectively for the current financial period as compared to RM58.3 million and RM12.5 million respectively in the preceding financial period.

The decrease in revenue and profit before tax were mainly due to the lower revenue and profit contribution from the property development segment as compared to preceding year's comparative period.

15. **Material changes in profit before taxation**

The Group profit before tax of RM6.6 million for the current quarter is higher compared to the immediate preceding quarter of RM4.6 million was mainly attributed to the increase share of profit after tax of associates and jointly controlled entities.

16. **Prospects**

The global economic crisis has brought many countries into recession and the situation is expected to worsen. The Group is taking a cautious approach to consolidate its position to withstand the adverse effect of the economic downturn.

17. **Profit forecast / profit guarantee**

Not applicable.

18. **Taxation**

Taxation comprises:-

	Current Quarter RM'000	Period-To-Date RM'000
Current taxation		
- Malaysian income tax	354	1,341
- Deferred taxation	16	(136)
	370	1,205
Prior year (over)/under provision		
- Malaysian income tax	-	(4)
- Deferred taxation	-	-
	370	1,201

The Group's effective tax rate (excluding jointly controlled entities and associate) is lower than the statutory tax rate applicable for the current quarter and current financial year. This was mainly due to losses incurred by certain subsidiary companies and income not subjected to tax.

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19. **Sale of unquoted investments and/or properties**

There was no sale of unquoted investments and/or properties for the current quarter and current financial year.

20. **Quoted securities**

(a) There was no purchase or disposal of quoted securities for the current quarter and current financial year.

(b) Particulars of investment in quoted securities as at 31 December 2008 are as follows:

Investments:	RM'000
At cost	12,356
At book value	4,276
At market value	4,276

21. **Corporate Proposal**

There is no corporate proposal as at the date of this report.

22. **Group's borrowings and debt securities**

Particulars of the Group's borrowings as at 31 December 2008 are as follows:

	RM'000
Long term borrowings	
Secured	531,338
Unsecured	7,000
	538,338
Short term borrowings	
Secured	55,222
Unsecured	120,284
	175,506
Total borrowings	713,844

23. **Off Balance Sheet Risk Financial Instruments**

There is no off balance sheet risk envisaged as at the date of this report that might materially affect the Group's business position.

24. **Changes in Material Litigation**

Not applicable.

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25. **Dividend**

The Board does not recommend any interim dividend for the financial period ended 31 December 2008.

26. **Earnings Per Share ("EPS")**

Basic earnings per share

The calculation of the basic earnings per share is based on the net profit attributable to ordinary shareholders of RM9,291,000 by the weighted average number of ordinary shares in issue during the current quarter of 669,880,418.

Diluted earnings per share

There were no dilutive elements to the share capital and hence, EPS (fully diluted) was the same.

By Order of the Board
GuocoLand (Malaysia) Berhad

LIM YEW YOKE
Secretary

Kuala Lumpur
6 February 2009