GuocoLand Limited

Statement Pursuant to SGX Listing Rule 705(4) 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 interim consolidated financial results of GuocoLand Limited for the nine months ended 31 March 2010, to be false or misleading in any material respect.

On behalf of the Board of Directors

Sat Pal Khattar
Chairman

Quek Chee Hoon
Group President &
Chief Executive Officer

Singapore
23 April 2010

GuocoLand Limited
(REG. NO. 197600660W)

UNAUDITED THIRD QUARTER STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 31 MARCH 2010

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

	Group Third Quarter Ended 31/03/2010 S$'000	Group Third Quarter Ended 31/03/2009 S$'000	Increase/ (Decrease) %	Group Nine Months Ended 31/03/2010 S$'000	Group Nine Months Ended 31/03/2009 S$'000	Increase/ (Decrease) %
Revenue	107,558	126,098	(15)	566,982	373,840	52
Cost of sales	(78,224)	(91,463)	(14)	(392,777)	(287,372)	37
Gross profit	29,334	34,635	(15)	174,205	86,468	101
Other income	6,883	1,886	265	18,961	12,495	52
Administrative expenses	(11,390)	(7,034)	62	(34,164)	(25,046)	36
Other expenses	(2,313)	(17,728)	(87)	(11,207)	(48,309)	(77)
Finance costs	(8,392)	(8,132)	3	(26,971)	(23,141)	17
Share of profit (net of tax)						
- associates	363	996	(64)	1,938	5,517	(65)
- jointly-controlled entities	981	288	241	2,373	2,283	4
Profit before income tax	15,466	4,911	215	125,135	10,267	N/M
Income tax expense	(5,959)	(759)	N/M	(39,048)	(6,579)	494
Profit for the period	9,507	4,152	129	86,087	3,688	N/M
Attributable to:						
Equity holders of the Company	**9,540**	**4,892**	**95**	**82,322**	**2,926**	**N/M**
Minority interests	(33)	(740)	(96)	3,765	762	394
Profit for the period	9,507	4,152	129	86,087	3,688	N/M

N/M : Not meaningful.

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

	Group Third Quarter Ended 31/03/2010 S$'000	Group Third Quarter Ended 31/03/2009 S$'000	Increase/ (Decrease) %	Group Nine Months Ended 31/03/2010 S$'000	Group Nine Months Ended 31/03/2009 S$'000	Increase/ (Decrease) %
Investment profit	-	-	-	-	132	(100)
Other income including interest income	1,378	618	123	3,427	4,614	(26)
Depreciation of property, plant and equipment	(1,253)	(1,020)	23	(4,001)	(2,989)	34
Gain on disposal of property, plant and equipment	-	72	(100)	103	106	(3)
Provision for doubtful receivables	-	-	-	-	(9)	N/M
Writeback of provision for foreseeable losses on development properties	3,855	-	N/M	4,134	-	N/M
Mark-to-market (loss)/gain on derivative financial instruments	(1,464)	7,284	(120)	(1,311)	(266)	393
Net foreign exchange gain/(loss)	909	(24,605)	N/M	4,127	(46,695)	N/M
Adjustments for overprovision of tax in respect of prior years	847	6,886	(88)	365	6,928	(95)

N/M : Not meaningful.

Exceptional and Extraordinary Items

There were no exceptional and extraordinary items during the financial period.

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

	Group As At 31/03/2010 S$'000	Group As At 30/06/2009 S$'000	Company As At 31/03/2010 S$'000	Company As At 30/06/2009 S$'000
Non-current assets				
Property, plant and equipment	107,008	159,678	-	-
Investment properties	424,339	367,678	-	-
Interests in subsidiaries	-	-	2,597,764	2,739,797
Interests in associates and jointly-controlled entities	194,339	187,528	7,701	7,094
Amounts due from minority shareholders of subsidiaries	1,920	1,992	-	-
Investment securities	2,466	2,219	-	-
Deferred tax assets	610	487	-	-
	730,682	719,582	2,605,465	2,746,891
Current assets				
Inventories	4,025,370	4,397,094	-	-
Trade and other receivables	350,015	161,553	609	30,368
Cash and cash equivalents	693,492	581,796	11,362	65,772
	5,068,877	5,140,443	11,971	96,140
Total assets	**5,799,559**	**5,860,025**	**2,617,436**	**2,843,031**
Equity attributable to equity holders of the Company				
Share capital	1,394,047	1,394,047	1,394,047	1,394,047
Reserves	542,656	549,635	81,599	116,179
	1,936,703	1,943,682	1,475,646	1,510,226
Minority interests	122,947	120,818	-	-
Total equity	2,059,650	2,064,500	1,475,646	1,510,226
Non-current liabilities				
Amounts due to subsidiaries	-	-	137,976	149,955
Interest bearing loans and borrowings	1,711,477	1,955,183	418,759	445,780
Deferred tax liabilities	35,488	35,434	-	-
	1,746,965	1,990,617	556,735	595,735
Current liabilities				
Trade and other payables	818,782	830,838	4,235	8,005
Interest bearing loans and borrowings – current portion	1,100,212	931,349	569,975	721,657
Current tax payable	73,950	42,721	10,845	7,408
	1,992,944	1,804,908	585,055	737,070
Total liabilities	3,739,909	3,795,525	1,141,790	1,332,805
Total equity and liabilities	**5,799,559**	**5,860,025**	**2,617,436**	**2,843,031**

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

Amount repayable in one year or less, or on demand

As at 31/03/2010 (S$'000)		As at 30/06/2009 (S$'000)	
Secured	Unsecured	Secured	Unsecured
188,785	911,427	60,738	870,611

Amount repayable after one year

As at 31/03/2010 (S$'000)		As at 30/06/2009 (S$'000)	
Secured	Unsecured	Secured	Unsecured
1,089,771	621,706	1,357,758	597,425

Details of any collateral

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

	Group As At 31/03/2010 S$'000	**Group As At 30/06/2009 S$'000**
At carrying amounts:-		
Property, plant and equipment	63,149	116,198
Investment properties	71,196	15,214
Inventories	2,235,606	2,383,794

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

	Group Third Quarter Ended 31/03/2010 S$'000	Group Third Quarter Ended 31/03/2009 S$'000	Group Nine Months Ended 31/03/2010 S$'000	Group Nine Months Ended 31/03/2009 S$'000
Operating activities				
Profit before income tax	15,466	4,911	125,135	10,267
Adjustments for:-				
Amortisation of transaction costs of convertible bonds	334	251	1,001	751
Depreciation of property, plant and equipment	1,253	1,020	4,001	2,989
Gain on disposal of property, plant and equipment	-	(72)	(103)	(106)
Share of profit of associates (net of tax)	(363)	(996)	(1,938)	(5,517)
Share of profit of jointly-controlled entities (net of tax)	(981)	(288)	(2,373)	(2,283)
Finance costs	8,392	8,132	26,971	23,141
Interest income	(1,378)	(618)	(3,427)	(4,614)
Dividend income	-	-	-	(132)
Writeback of provision for foreseeable losses on development properties	(3,855)	-	(4,134)	-
Mark-to-market loss/(gain) on derivative financial instruments	1,464	(7,284)	1,311	266
Property, plant and equipment written off	(1)	-	5	-
Share option expense	978	623	2,648	1,601
	5,843	768	23,962	16,096
Operating profit before working capital changes	21,309	5,679	149,097	26,363
Changes in working capital:-				
Inventories	66,654	5,517	358,476	27,664
Trade and other receivables	23,739	(93,951)	(195,303)	(124,101)
Trade and other payables	(69,587)	(24,365)	(4,265)	(38,178)
Balances with holding companies and related corporations	(298)	866	2,443	(3,189)
	20,508	(111,933)	161,351	(137,804)
Cash from/(used in) operations	41,817	(106,254)	310,448	(111,441)
Income taxes paid	(4,487)	(2,250)	(3,450)	(4,248)
Consideration received upon exercise of share options	-	-	11,521	2,974
Cash flows from operating activities	37,330	(108,504)	318,519	(112,715)

	Group Third Quarter Ended 31/03/2010 S$'000	Group Third Quarter Ended 31/03/2009 S$'000	Group Nine Months Ended 31/03/2010 S$'000	Group Nine Months Ended 31/03/2009 S$'000
Investing activities				
Proceeds from disposal of property, plant and equipment	-	143	117	185
Purchase of property, plant and equipment	(907)	(2,342)	(2,829)	(5,338)
Increase in investment properties under development	(156)	-	(588)	-
Dividends received	-	-	-	132
Interests in associates and jointly-controlled entities	(438)	767	(538)	723
Net cash outflow on acquisition of additional interest in associate	(1)	-	(88)	-
Net cash outflow on acquisition of interest in subsidiary	-	-	-	(81)
Cash flows from investing activities	(1,502)	(1,432)	(3,926)	(4,379)
Financing activities				
Dividends paid	-	-	(41,446)	(65,744)
Dividends paid to minority shareholders of subsidiary	(8)	(4)	(1,325)	(1,346)
Interest paid	(16,232)	(21,399)	(53,934)	(53,376)
Interest received	1,446	881	4,057	4,748
Fixed deposits pledged	-	647	(60)	647
Proceeds from loan by intermediate holding company	-	-	145,760	-
Proceeds from bank loans	176,100	88,360	248,446	517,945
Repayment of bank loans	(168,523)	(52,776)	(481,963)	(258,157)
Proceeds from short-term notes	-	-	40,000	-
Repayment of medium-term notes	(45,000)	-	(45,000)	(220,000)
Cash flows from financing activities	(52,217)	15,709	(185,465)	(75,283)
Net (decrease)/increase in cash and cash equivalents	(16,389)	(94,227)	129,128	(192,377)
Cash and cash equivalents at beginning of the period	706,918	569,368	577,687	651,848
Exchange differences on translation of balances held in foreign currency	(2,087)	13,737	(18,373)	29,407
Cash and cash equivalents at end of the period	688,442	488,878	688,442	488,878

Cash and cash equivalents comprise cash in hand, bank balances and deposits with financial institutions. For the purpose of the consolidated statement of cash flows, cash and cash equivalents exclude cash collaterals and are presented net of bank overdrafts which are payable on demand and form an integral part of the Group's cash management.

1(d) Consolidated Statement of Comprehensive Income

	Group Third Quarter Ended 31/03/2010 S$'000	Group Third Quarter Ended 31/03/2009 S$'000	Group Nine Months Ended 31/03/2010 S$'000	Group Nine Months Ended 31/03/2009 S$'000
Profit for the period	9,507	4,152	86,087	3,688
Other comprehensive income:				
Translation differences relating to financial statements of foreign subsidiaries and associates	6,116	15,613	(14,754)	27,849
Exchange differences on monetary items forming part of net investments in foreign subsidiaries and associates	(6,818)	77,577	(46,400)	158,520
Change in fair value of available-for-sale securities	(97)	(32)	189	(825)
Other comprehensive income/(expense) for the period, net of tax	(799)	93,158	(60,965)	185,544
Total comprehensive income/(expense) for the period	8,708	97,310	25,122	189,232
Attributable to:				
Equity holders of the Company	5,878	96,442	20,298	186,709
Minority interests	2,830	868	4,824	2,523
Total comprehensive income/(expense) for the period	8,708	97,310	25,122	189,232

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 Nine Months ended 31 March 2010

	Share Capital $'000	Other Reserves* $'000	Accumulated Profits $'000	Total $'000	Minority Interests $'000	Total Equity $'000
Group						
At 1 July 2009	**1,394,047**	**(27,342)**	**576,977**	**1,943,682**	**120,818**	**2,064,500**
Total comprehensive income/(expense) for the period	**-**	**(62,024)**	**82,322**	**20,298**	**4,824**	**25,122**
Transfer of shares to employees upon exercise of share options	-	15,372	-	15,372	-	15,372
Value of employee services received for issue of share options	-	2,648	-	2,648	-	2,648
Excess of purchase cost over consideration received from employees upon exercise of share options	-	(3,851)	-	(3,851)	-	(3,851)
Acquisition of additional interest in subsidiary	-	-	-	-	(1,370)	(1,370)
Dividends	-	-	(41,446)	(41,446)	(1,325)	(42,771)
At 31 March 2010	**1,394,047**	**(75,197)**	**617,853**	**1,936,703**	**122,947**	**2,059,650**
At 1 July 2008	**1,394,047**	**(131,396)**	**712,924**	**1,975,575**	**152,956**	**2,128,531**
Total comprehensive income for the period	**-**	**183,783**	**2,926**	**186,709**	**2,523**	**189,232**
Transfer of shares to employees upon exercise of share options	-	3,946	-	3,946	-	3,946
Value of employee services received for issue of share options	-	1,601	-	1,601	-	1,601
Excess of purchase cost over consideration received from employees upon exercise of share options	-	(972)	-	(972)	-	(972)
Acquisition of additional interest in subsidiary	-	-	-	-	(218)	(218)
Liquidation of a subsidiary	-	-	-	-	(14,592)	(14,592)
Dividends	-	-	(65,744)	(65,744)	(1,346)	(67,090)
At 31 March 2009	**1,394,047**	**56,962**	**650,106**	**2,101,115**	**139,323**	**2,240,438**

* Include reserve for own shares, share option reserve, capital reserve, exchange translation reserve, revaluation reserve and mark-to-market reserve.

	Share Capital $'000	Reserves for Own Shares $'000	Share Option Reserve $'000	Capital Reserve $'000	Accumulated Profits $'000	Total Equity $'000
Company						
At 1 July 2009	**1,394,047**	**(139,284)**	**10,107**	**62,094**	**183,262**	**1,510,226**
Total comprehensive expense for the period	**-**	**-**	**-**	**-**	**(7,303)**	**(7,303)**
Transfer of shares to employees upon exercise of share options	-	15,372	-	-	-	15,372
Value of employee services received for issue of share options	-	-	2,648	-	-	2,648
Excess of purchase cost over consideration received from employees upon exercise of share options	-	-	-	(3,851)	-	(3,851)
Dividends	-	-	-	-	(41,446)	(41,446)
At 31 March 2010	**1,394,047**	**(123,912)**	**12,755**	**58,243**	**134,513**	**1,475,646**
At 1 July 2008	**1,394,047**	**(143,230)**	**7,884**	**63,066**	**263,894**	**1,585,661**
Total comprehensive expense for the period	**-**	**-**	**-**	**-**	**(47,814)**	**(47,814)**
Transfer of shares to employees upon exercise of share options	-	3,946	-	-	-	3,946
Value of employee services received for issue of share options	-	-	1,601	-	-	1,601
Excess of purchase cost over consideration received from employees upon exercise of share options	-	-	-	(972)	-	(972)
Dividends	-	-	-	-	(65,744)	(65,744)
At 31 March 2009	**1,394,047**	**(139,284)**	**9,485**	**62,094**	**150,336**	**1,476,678**

Statement of Changes in Equity for the Third Quarter ended 31 March 2010

	Share Capital $'000	Other Reserves* $'000	Accumulated Profits $'000	Total $'000	Minority Interests $'000	Total Equity $'000
Group						
At 1 January 2010	**1,394,047**	**(72,513)**	**608,313**	**1,929,847**	**120,122**	**2,049,969**
Total comprehensive income/(expense) for the period	**-**	**(3,662)**	**9,540**	**5,878**	**2,830**	**8,708**
Value of employee services received for issue of share options	-	978	-	978	-	978
Acquisition of additional interest in subsidiary	-	-	-	-	3	3
Dividends	-	-	-	-	(8)	(8)
At 31 March 2010	**1,394,047**	**(75,197)**	**617,853**	**1,936,703**	**122,947**	**2,059,650**
At 1 January 2009	**1,394,047**	**(35,211)**	**645,214**	**2,004,050**	**153,052**	**2,157,102**
Total comprehensive income for the period	**-**	**91,550**	**4,892**	**96,442**	**868**	**97,310**
Value of employee services received for issue of share options	-	623	-	623	-	623
Acquisition of additional interest in subsidiary	-	-	-	-	(1)	(1)
Liquidation of a subsidiary	-	-	-	-	(14,592)	(14,592)
Dividends	-	-	-	-	(4)	(4)
At 31 March 2009	**1,394,047**	**56,962**	**650,106**	**2,101,115**	**139,323**	**2,240,438**

* Include reserve for own shares, share option reserve, capital reserve, exchange translation reserve, revaluation reserve and mark-to-market reserve.

	Share Capital $'000	Reserves for Own Shares $'000	Share Option Reserve $'000	Capital Reserve $'000	Accumulated Profits $'000	Total Equity $'000
Company						
At 1 January 2010	**1,394,047**	**(123,912)**	**11,777**	**58,243**	**137,353**	**1,477,508**
Total comprehensive expense for the period	**-**	**-**	**-**	**-**	**(2,840)**	**(2,840)**
Value of employee services received for issue of share options	-	-	978	-	-	978
At 31 March 2010	**1,394,047**	**(123,912)**	**12,755**	**58,243**	**134,513**	**1,475,646**
At 1 January 2009	**1,394,047**	**(139,284)**	**8,862**	**62,094**	**162,832**	**1,488,551**
Total comprehensive expense for the period	**-**	**-**	**-**	**-**	**(12,496)**	**(12,496)**
Value of employee services received for issue of share options	-	-	623	-	-	623
At 31 March 2009	**1,394,047**	**(139,284)**	**9,485**	**62,094**	**150,336**	**1,476,678**

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.

		Third Quarter Ended 31/03/2010
(a)	Issued and fully paid ordinary shares (S$'000):- At 1 January and 31 March 2010	1,394,047
(b)	Issue of Executives' share options:- At 1 January and 31 March 2010	36,436,750

		As At 31/03/2010	As At 31/03/2009
(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	161,731,828	160,010,178
	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")	(36,436,750)	(34,715,100)
		125,295,078	125,295,078

		As At 31/03/2010	As At 30/06/2009
(d)	No. of issued ordinary shares	887,529,957	887,529,957
	Less : No. of shares held by the Trust for ESOS	(55,203,700)	(65,732,050)
		832,326,257	821,797,907

		As At 31/03/2010
(e)	No. of shares held by the Trust for ESOS:- At 1 July 2009	65,732,050
	Transferred to employees upon exercise of share options	(10,528,350)
	At 31 March 2010	55,203,700

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

The figures have not been audited or 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 Section 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 2009.

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 has adopted Amendments to Financial Reporting Standard 40 *Investment Property* which has been amended to include property that is being constructed or developed for future use as an investment property. Upon adoption of this amendment with effect from 1 July 2009, the Group has reclassified certain properties which are currently under development for future use as investment properties from property, plant and equipment to investment properties.

Other than the above, the Group has adopted various new/revised Financial Reporting Standards ("FRS") and Interpretations of FRSs which were applicable for financial periods beginning on or after 1 January 2009. These do not have a significant impact on the financial statements of the Group and the Company.

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.

		Group Third Quarter Ended 31/03/2010	Group Third Quarter Ended 31/03/2009	Group Nine Months Ended 31/03/2010	Group Nine Months Ended 31/03/2009
Earnings per ordinary share for the period based on the Group's net profit:-					
a.	Based on weighted average number of ordinary shares in issue after adjusting for the shares held by the Trust for Executives' Share Option Scheme (cents)	1.15	0.60	9.93	0.36
	Weighted average number of ordinary shares ('000)	832,326	821,798	829,196	821,229
b.	On a fully diluted basis (cents)	1.15	0.60	9.93	0.36
	Adjusted weighted average number of ordinary shares ('000)*	957,621	821,866	954,491	824,211

* The Group's net profit and weighted average number of ordinary shares have been adjusted for the dilutive effect of potential ordinary shares arising from the exercise of outstanding share options and convertible bonds.

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.

	Group As At 31/03/2010 S$	Group As At 30/06/2009 S$	Company As At 31/03/2010 S$	Company As At 30/06/2009 S$
Net asset value per ordinary share based on existing issued share capital after adjusting for the shares held by the Trust for Executives' Share Option Scheme	2.33	2.37	1.77	1.84

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) Nine Months Ended 31 March 2010

Income Statement

For the nine months ended 31 March 2010, the Group reported a net profit of $82.3 million compared to a net profit of $2.9 million in the previous corresponding period. Gross profit increased from $86.5 million to $174.2 million. Revenue and cost of sales were higher at $567.0 million and $392.8 million respectively for the nine months.

The higher profit was mainly due to the strong performance of property development projects in China, particularly Ascot Park in Nanjing and Changfeng project in Shanghai. Ascot Park, a 1,112 unit development, is currently fully sold. To-date, the Group has sold an office block and approximately 76% of SOHO units in the Changfeng project.

Profit contribution from property development projects in Singapore was however lower as there was no further progressive profit recognition from projects which were completed in the previous financial year.

Other income of $19.0 million included a net foreign exchange gain of $4.1 million comprising translation gain on USD borrowings. In the previous corresponding period, the Group recognised a net foreign exchange loss of $46.7 million, which was classified as other expenses in the income statement.

Administrative expenses comprise staff expenses, depreciation, operating lease expenses and other administrative expenses. These expenses increased by 36% to $34.2 million due mainly to increased staff and other administrative expenses for the Group's China operations.

Finance costs increased by 17% to $27.0 million mainly due to non-capitalisation of interest after completion of development properties.

Share of profit after tax from associates decreased by 65% to $1.9 million due to lower revaluation gains on investment properties recognised by the Group's associate, Tower Real Estate Investment Trust.

Income tax expense increased from $6.6 million to $39.0 million primarily due to higher profit contribution from property development projects in China.

(ii) Third Quarter Ended 31 March 2010

Income Statement

For the third quarter ended 31 March 2010, the Group reported a 95% increase in net profit to $9.5 million, mainly due to higher profit contribution from property development projects in China.

Gross profit however decreased by 15% to $29.3 million for the third quarter. Revenue and cost of sales were also lower at $107.6 million and $78.2 million respectively. The decrease was mainly due to lower contribution from property development projects in Singapore.

Administrative expenses increased by 62% to $11.4 million due mainly to increased staff and other administrative expenses for the Group's China operations.

Other expenses decreased from $17.7 million to $2.3 million as the previous corresponding quarter included a net foreign exchange loss of $24.6 million.

Income tax expense increased from $0.8 million to $6.0 million primarily due to higher profit contribution from property development projects in China.

(iii) Balance Sheet As At 31 March 2010

Investment properties increased from $367.7 million to $424.3 million due to the reclassification of properties under development for future use as investment properties from property, plant and equipment upon adoption of Amendments to Financial Reporting Standard 40 Investment Property. Please refer to Section 5 for further details.

Inventories decreased from $4,397.1 million to $4,025.4 million mainly due to proceeds received from sales of development properties in Singapore and China. Trade and other receivables increased from $161.6 million to $350.0 million mainly due to the balance purchase consideration to be received from sale of an office block in Changfeng project. Cash and cash equivalents increased from $581.8 million to $693.5 million mainly due to proceeds received from sales of development properties.

(iv) Current developments

In Singapore, the Group launched Sophia Residence and Elliot at the East Coast in 3Q2009. To-date, Sophia Residence is almost fully sold and strong sales of more than 85% has been achieved at Elliot at the East Coast. Construction has commenced for both developments.

Following the successful launches of these two developments, the Group soft launched Goodwood Residence in March 2010. This exclusive freehold 210-unit development, situated just off the prime Orchard-Scotts area, offers every unit a magnificent lush view of Goodwood Hill. To-date, 53% of Goodwood Residence has been sold.

With regard to the acquisition of the Dongzhimen project ("DZM Project") in Beijing, various legal actions taken by GuocoLand (China) Limited, the Group's wholly-owned subsidiary, to defend and protect its 90% interest in the DZM Project are still pending hearing and/or adjudication before PRC courts.

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.

With the continued improvement in the global economies, strong momentum in residential property sales was observed, especially in Singapore and China. This has prompted the governments in some of these countries to introduce measures to rein in speculation and pre-empt property bubbles from forming. The Group believes that a stable economic environment will ensure sustainable demand and growth in property sales in the long term. The Group will continue to monitor its markets and time the launches of its development projects in line with market demand. Barring unforeseen circumstances, the Group expects to report better results for the year.

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.

BY ORDER OF THE BOARD

Dawn Pamela Lum
Group Company Secretary
23 April 2010