

REPL::ANNUAL GENERAL MEETING::VOLUNTARY**Issuer & Securities**

Issuer/ Manager

GUOCOLAND LIMITED

Security

GUOCOLAND LIMITED - SG1R95002270 - F17

Announcement Details

Announcement Title

Annual General Meeting

Date & Time of Broadcast

23-Oct-2025 18:29:51

Status

Replacement

Announcement Reference

SG250924MEETT3L

Submitted By (Co./ Ind. Name)

Ng Chooi Peng

Designation

Group Company Secretary

Financial Year End

30/06/2025

Event Narrative

Narrative Type	Narrative Text
Additional Text	Please refer to the attached documents: 1. Notice of Annual General Meeting; 2. Proxy Form; and 3. Letter to Shareholders in relation to the Proposed Renewal of the Share Purchase Mandate.
Additional Text	Please refer to the attached results of GLL's 49th AGM as well as corporate presentation slides.

Event Dates

Meeting Date and Time

23/10/2025 14:30:00

Response Deadline Date

20/10/2025 14:30:00

Event Venue(s)

Place

Venue(s)	Venue details
Meeting Venue	The 49th AGM will be held, in a wholly physical format, at MICE Room 1, Network Hub Level 2, Guoco Midtown, 128 Beach Road, Singapore 189773 on Thursday, 23 October 2025 at 2.30 p.m.

Attachments

 [49th AGM Results 23Oct25.pdf](#)

 [49th AGM Presentation 23Oct25.pdf](#)

Total size =1961K MB

Related Announcements

Related Announcements

[17/10/2025 17:41:14](#)

[24/09/2025 07:18:21](#)

RESULTS OF THE 49TH ANNUAL GENERAL MEETING HELD ON 23 OCTOBER 2025

GuocoLand Limited (the “**Company**”) wishes to announce that all the resolutions set out in the Notice of the 49th Annual General Meeting (“**AGM**”) dated 24 September 2025 were put to, and duly passed, by poll vote at the 49th AGM held on 23 October 2025.

(A) The information as required under Rule 704(16) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“SGX-ST”)

(1) Breakdown of all valid votes cast at the 49th AGM

The results of the poll on each of the resolutions put to the vote at the 49th AGM are set out below:

Resolution number and details	Total number of shares represented by votes for and against the relevant resolution	For		Against		
		Number of shares	As a percentage of total number of votes for and against the resolution (%)	Number of shares	As a percentage of total number of votes for and against the resolution (%)	
ORDINARY BUSINESS						
1	Declaration of First and Final Dividend of 7 cents per ordinary share	871,404,195	871,323,287	99.99	80,908	0.01
2	Approval of Director fees of S\$561,000	871,364,295	871,233,487	99.98	130,808	0.02
3	Re-election of Mr Cheng Hsing Yao as a Director	871,363,695	871,274,195	99.99	89,500	0.01
4	Re-election of Mr Saw Kok Wei as a Director	871,330,195	865,830,028	99.37	5,500,167	0.63
5	Re-election of Ms Madeleine Lee Suh Shin as a Director	871,330,195	871,213,129	99.99	117,066	0.01
6	Re-appointment of KPMG LLP as Auditors of the Company and authorisation of the Directors to fix their remuneration	871,367,095	871,250,987	99.99	116,108	0.01
SPECIAL BUSINESS						
7	Renewal of Share Issue Mandate	871,335,095	871,137,987	99.98	197,108	0.02
8	Renewal of Share Purchase Mandate	871,482,095	871,401,187	99.99	80,908	0.01

- (2) Details of parties who are required to abstain from voting on any resolution(s), including the number of shares held and the individual resolution(s) on which they are required to abstain from voting

No party, directly or indirectly holding shares in the Company, was required to abstain from voting on any resolution(s) put to the vote at the 49th AGM.

- (3) Name of firm and/or person appointed as scrutineer

CACS Corporate Advisory Pte. Ltd. was appointed as the independent scrutineer at the 49th AGM.

(B) The information as required under Rule 704(8) of the Listing Manual of the SGX-ST

Mr Saw Kok Wei, who was re-elected as a Director of the Company at the 49th AGM, will remain as Chairman of the Audit and Risk Committee (“**ARC**”), a Member of the Nominating Committee, and a Member of the Remuneration Committee. Ms Madeleine Lee Suh Shin, who was re-elected as a Director of the Company at the 49th AGM, will remain as a Member of the ARC. The Board of Directors of the Company considers Mr Saw and Ms Lee to be independent.

By Order of the Board

Ng Chooi Peng
Group Company Secretary
23 October 2025



49th Annual General Meeting

Presentation to Shareholders

23 October 2025

FY2025 year in review

Macro environment

- Geopolitical uncertainties persisted due to US tariffs and continued international conflicts
- In Singapore, the property market saw continued demand in both the commercial and residential sectors, underpinned by a healthy GDP growth and stable employment rates

Lentor projects performing well

Sales status as at 30 June 2025

- 100%** Lentor Modern
- 99%** Lentor Hills Residences
Lentor Central Residences
- 98%** Lentor Mansion

Deepened presence in Singapore

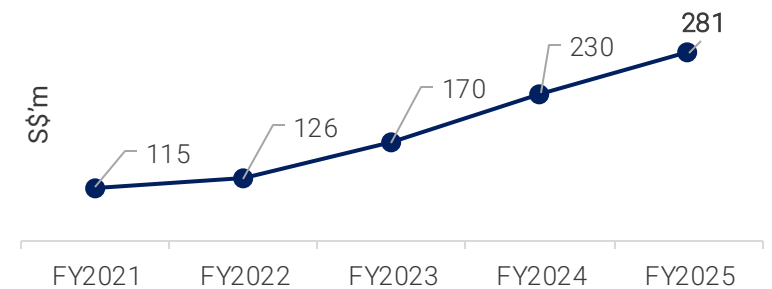
4

New land plots – Margaret Drive, Faber Walk, Tengah Garden Avenue and River Valley Green (Parcel B)

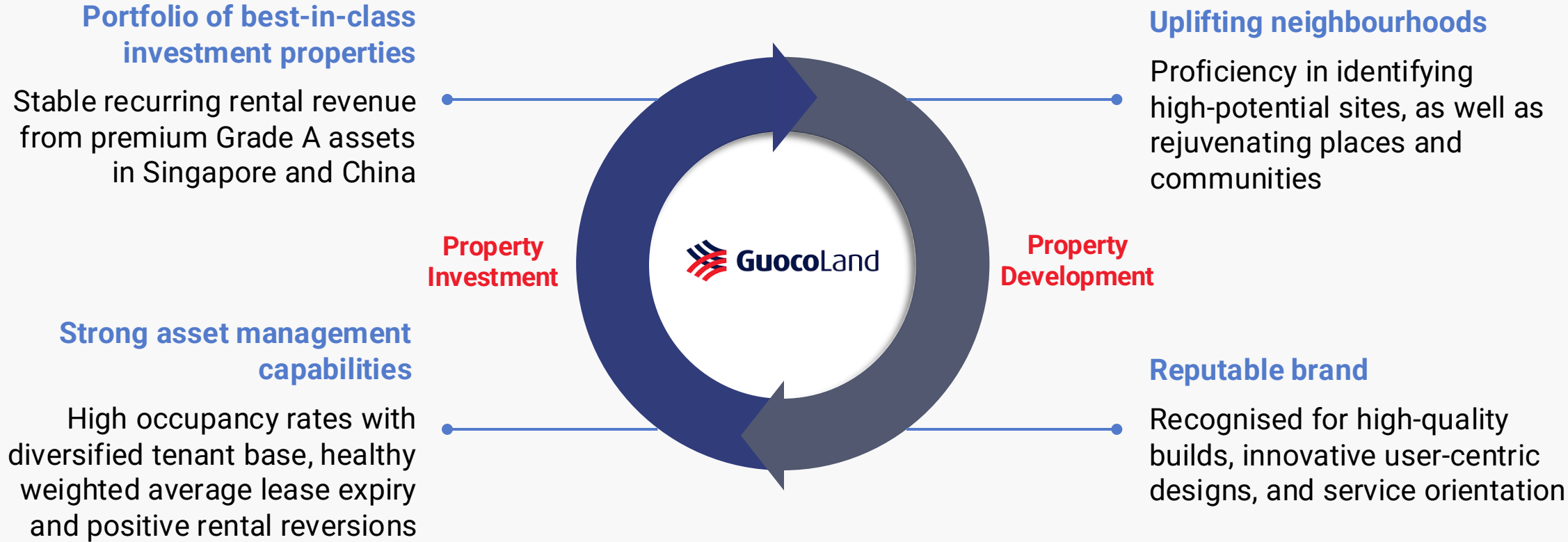
Guoco Midtown integrated development completed

- TOP** Achieved for Midtown Modern and Guoco Midtown II
- 100%** Sold for Midtown Modern and committed occupancy for Guoco Midtown II

Commercial projects providing stable recurring rental revenue



Creating value through our twin-engine growth strategy and full value chain capabilities



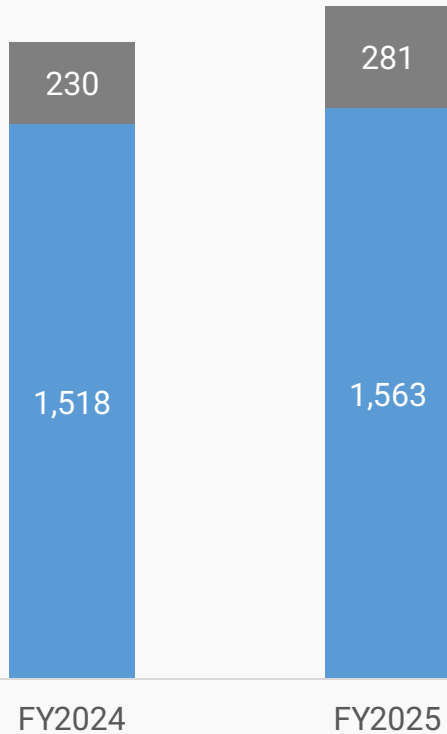
FY2025 key financial highlights



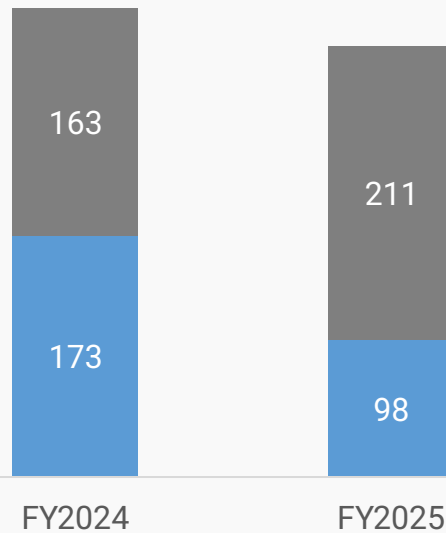
¹ Debt is defined as total loans and borrowings

Twin-engine growth strategy underpins results

Revenue by key business
(S\$' million)



Operating profit by key business
(S\$' million)



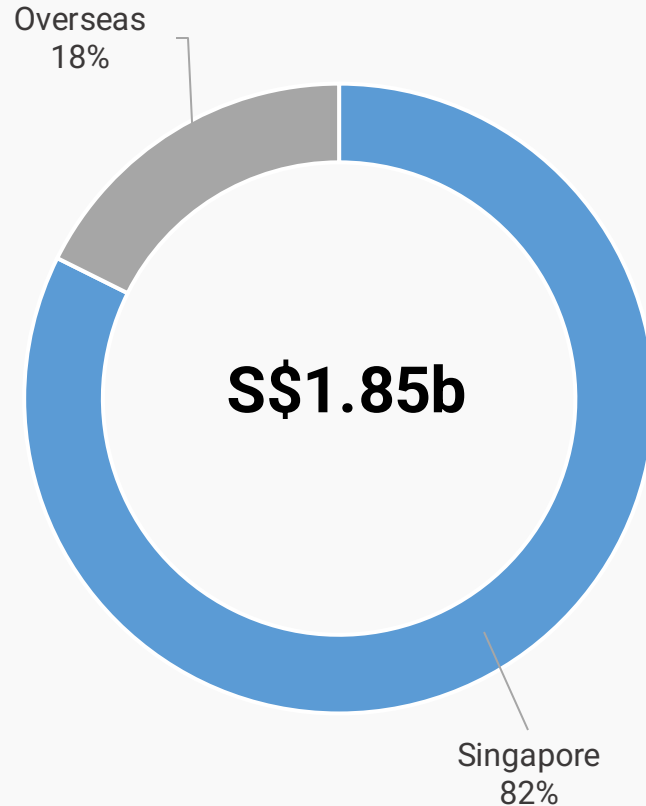
■ Property Development

■ Property Investment

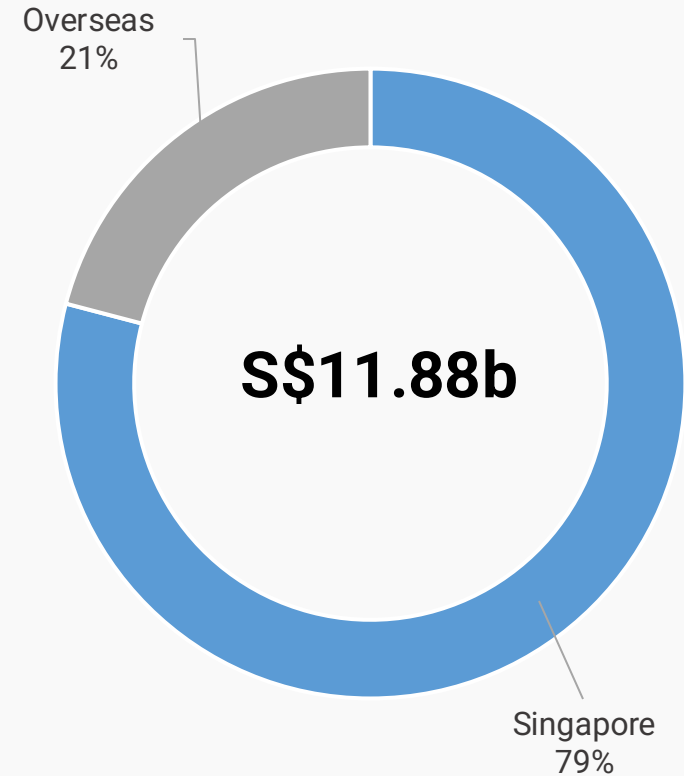
- **Higher revenue for FY2025 was mainly driven by**
 - Higher rental revenue from Guoco Tower and Guoco Midtown
 - Progressive recognition of profits from the residential developments in Singapore that are substantially sold
- **Singapore operating profit grew 15% to S\$382m for FY2025 from S\$332m for FY2024**
 - The higher operating profit from Singapore was offset by an allowance for foreseeable losses made in 2H2025 on China development properties
 - ~RMB 1b and RMB 900m in sales value achieved in FY2024 and FY2025 respectively improved liquidity and reduced gearing

Singapore continues to anchor the Group's performance

Revenue by key segments¹



Assets by key segments¹

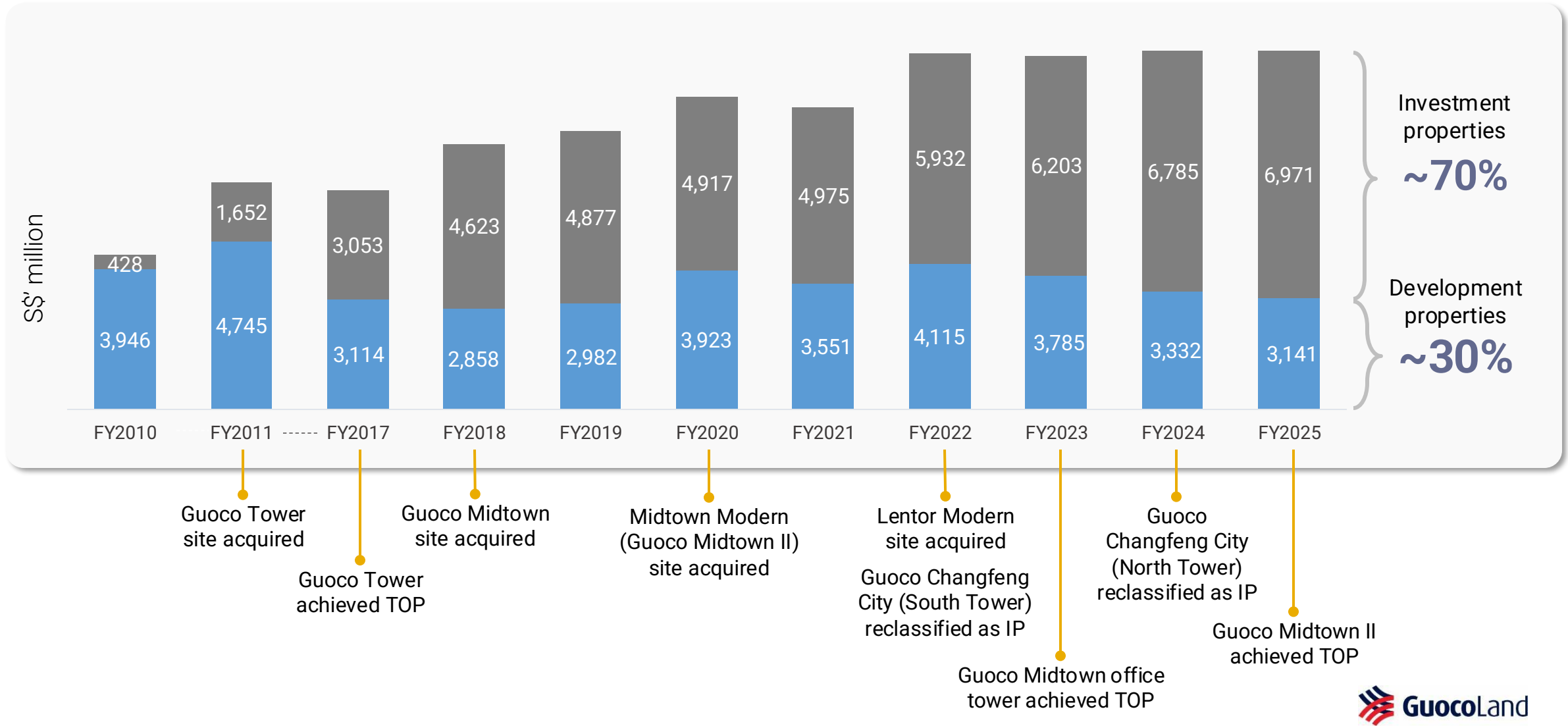


Figures as at 30 June 2025

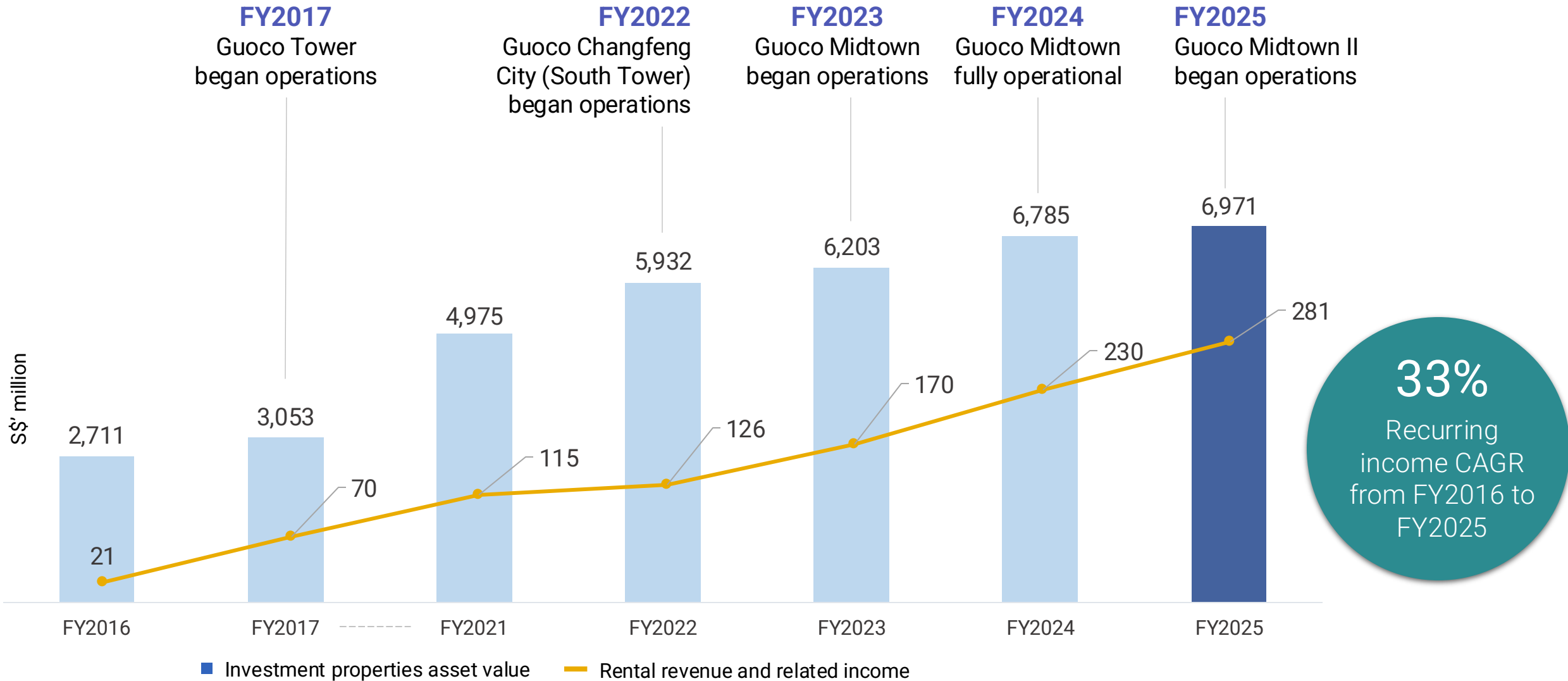
¹ Excludes Unallocated

Transforming our asset profile

Growing investment properties while maintaining base of development properties



Growing recurring income base



Business highlights

Transforming neighbourhoods with a portfolio of high-quality, user-centric developments in Singapore

CBD



Guoco Tower
Completed
Committed
occupancy: 100%

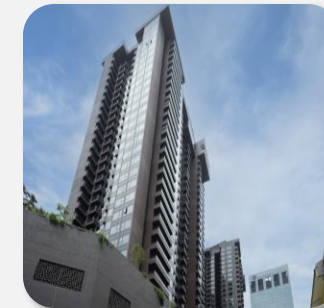


20 Collyer Quay
Completed
Committed
occupancy: 98%¹



Guoco Midtown
Completed
Committed
occupancy: 100%

Midtown Bay
Completed
64% sold



Midtown Modern
Completed
100% sold

Guoco Midtown II
Completed
Retail committed
occupancy: 100%

Lentor



Lentor Modern
Completed:
August 2025
100% sold
Retail committed
occupancy: 86%²



Lentor Hills Residences
Target
completion:
2Q 2026
99% sold



Lentor Mansion
Target
completion:
1H 2028
98% sold



Lentor Central Residences
Target completion:
End-2027
99% sold

Figures as of 30 June 2025

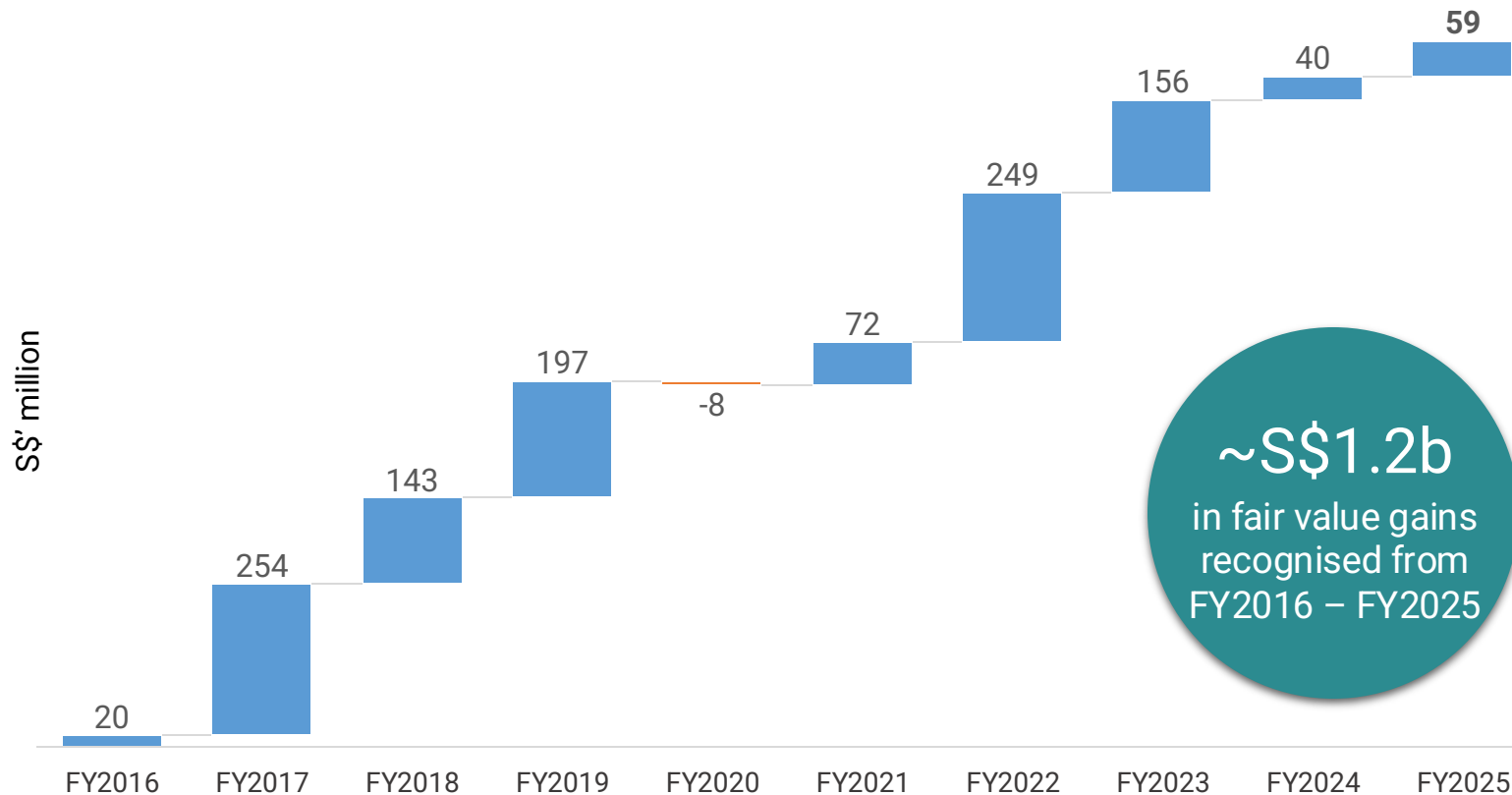
List of properties not exhaustive

¹ Includes pre-committed leases and leases under offer

² To date and includes leases under offer

Creating value for the long term

Generating shareholder value through fair value gains of investment properties



Strong leasing rates and high tenant retention

Healthy weighted average lease expiry of 3.02¹ years

Rental rates at top end of market range and positive rental reversions

¹ Blended for Guoco Tower and Guoco Midtown

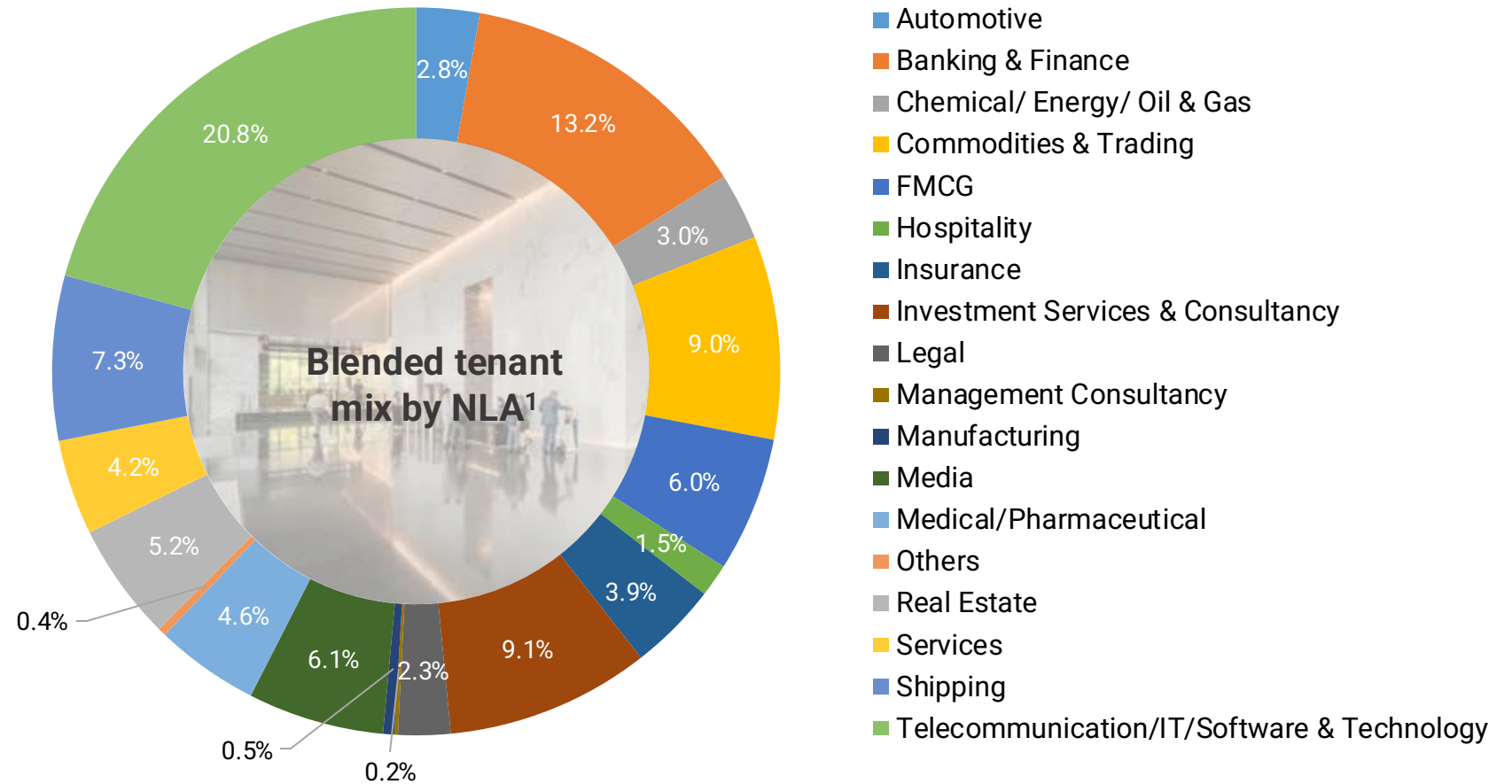
Diversified leasing strategy provides resilience



Diversified tenant base across industries boosts portfolio resilience and lowers concentration risk



Stable, recurring income from rental revenue



¹ Blended for Guoco Tower and Guoco Midtown

GUOCO TOWER: Transformed Tanjong Pagar

Integrating Grade A offices, premium retail and F&B spaces, prestigious residences, and a luxury business hotel in a vibrant mixed-use destination

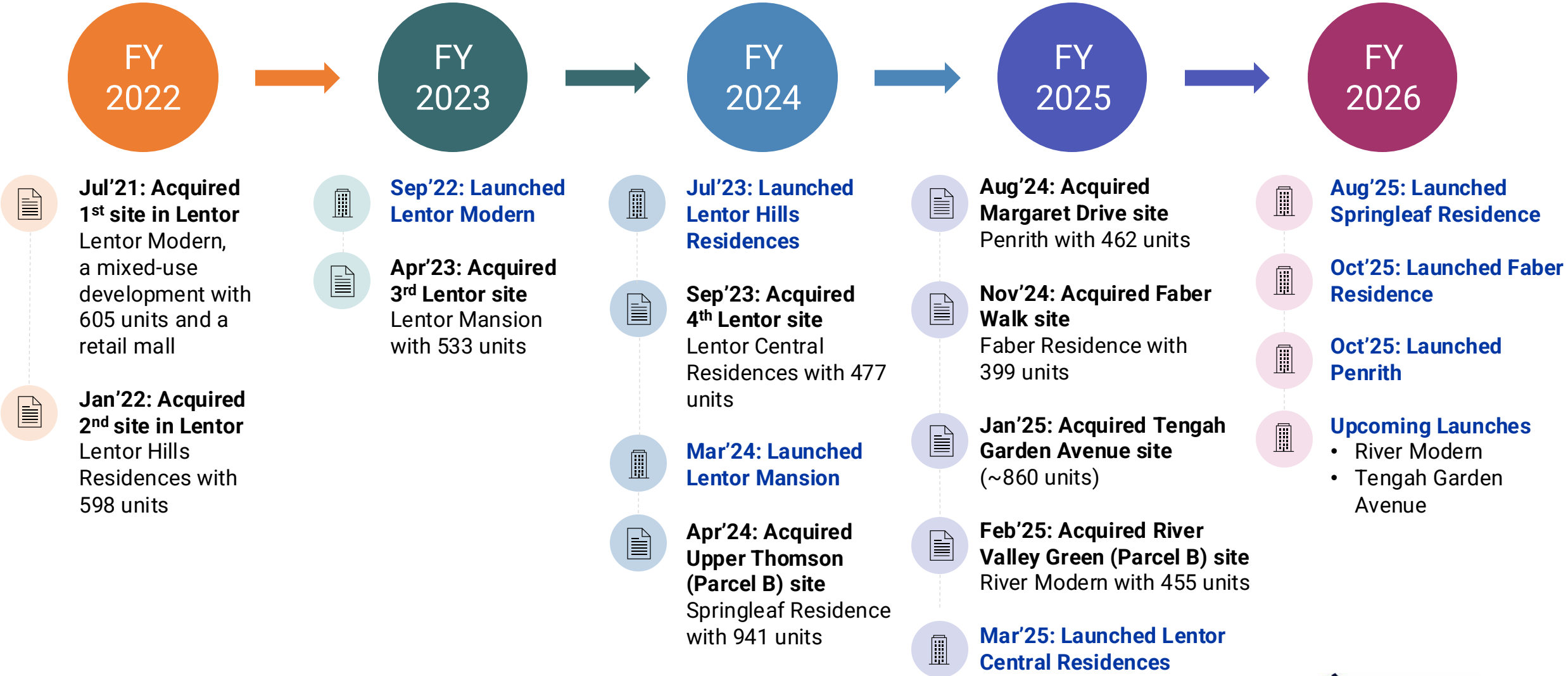




GUOCO MIDTOWN: A Flagship Integrated Development

Transformation of Bugis–Beach Road district to continue with newly-opened overhead link bridge and underground pedestrian network connecting Bugis MRT and Marina Centre to Guoco Midtown

Widening our foothold with sustained investments in land sites with strong attributes and catchment in Singapore



SPRINGLEAF RESIDENCE:

First high-rise development in Springleaf with a biodiversity-sensitive design approach

GuocoLand sells 92% of units at Springleaf Residence, with an average price of \$2,175 psf

By Cecilia Chow / EdgeProp Singapore | August 17, 2025 2:52 PM SGT



Crowd at preview of Springleaf Residence a fortnight ago



- 941-units across five 25-storey towers and a conserved four-storey building, which was part of the former Upper Thomson Secondary School
- Less than 2-min walk to Springleaf MRT station
- Launched in August 2025 with over 92% units sold over the launch weekend

Transforming neighbourhoods with new launches



Faber Residence (Launched at 86%)

- Near established schools and key business hubs
- Walking distance to future Jurong Town Hall MRT on JRL
- Waterfront development next to the Pandan River



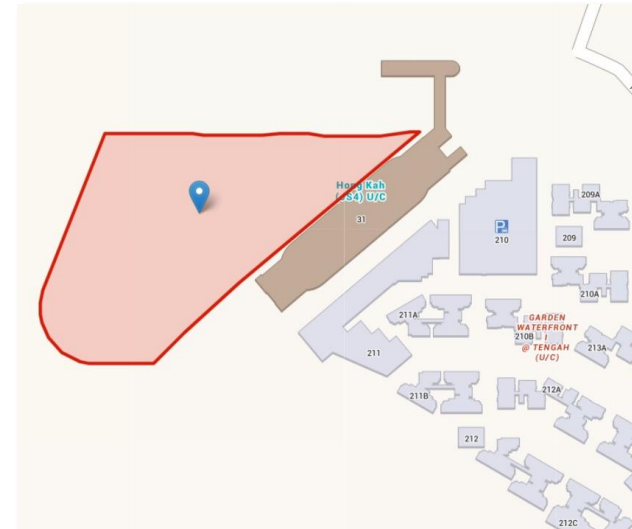
River Modern

- High-end waterfront development comprising two towers with some commercial shops on the first floor
- Directly connected to Great World MRT and Great World shopping mall



Penrith (Launched at 97%)

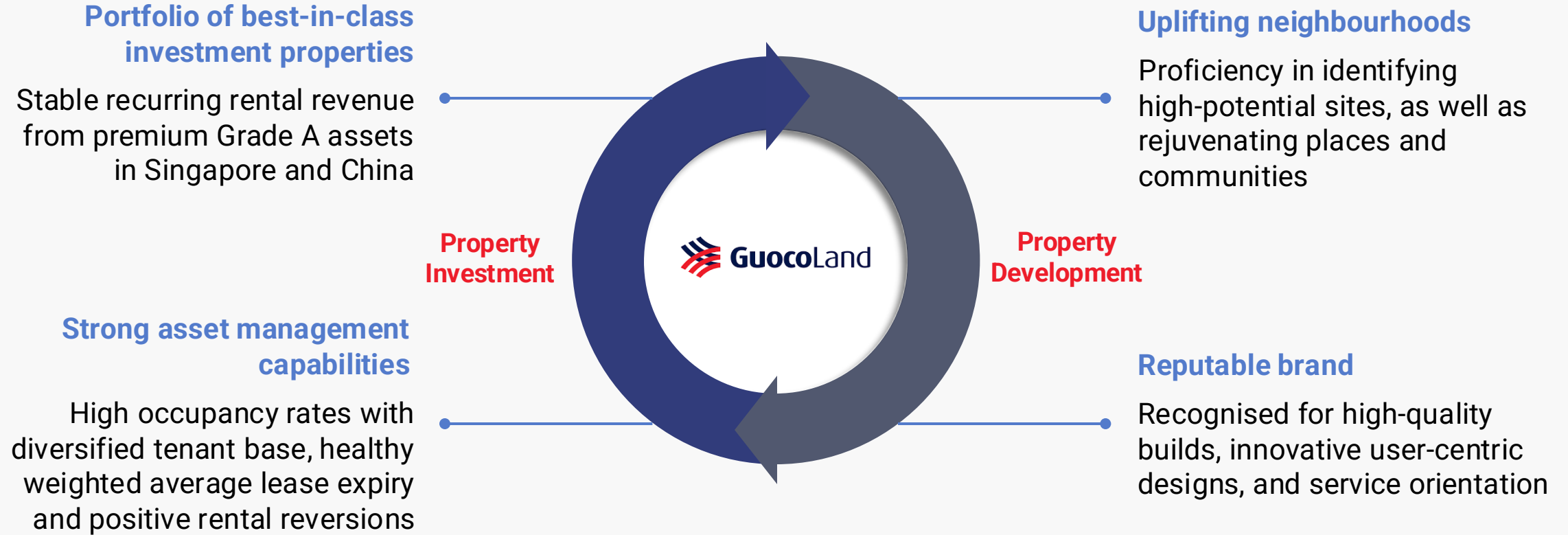
- Walking distance to Queenstown MRT station
- Connected to the Alexandra Canal Linear Park and Alexandra-Queensway Park Connector



Tengah Garden Avenue

- Tengah's first private mixed-use development comprising residential towers with integrated retail amenities
- Connected to the future Hong Kah MRT on JRL

Creating value through our twin-engine growth strategy and full value chain capabilities



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