

GUOCO GROUP LIMITED
(Incorporated in Bermuda with limited liability)
(Stock Code: 53)

OVERSEAS REGULATORY ANNOUNCEMENT

(This overseas regulatory announcement is issued pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.)

Please refer to the attached announcement on the next page.

The board of directors of Guoco currently comprises Mr. Quek Leng Chan as Executive Chairman; Mr. Kwek Leng Hai as President, CEO; Mr. Tan Lim Heng and Mr. James Eng, Jr. as executive directors; Mr. Kwek Leng San as non-executive director and Mr. Sat Pal Khattar, Mr. Volker Stoeckel and Mr. Ding Wai Chuen as independent non-executive directors.

GUOCOLAND LIMITED (Reg. No. 197600660W)

**Announcement relating to GuocoLand (China) Limited,
a wholly-owned subsidiary of GuocoLand Limited**

GuocoLand Limited (the “Company”) wishes to announce that its wholly-owned subsidiary, GuocoLand (China) Limited (“GLC”), has today signed a conditional cooperation framework with Beijing Beida Jade Bird Company Limited (“BBJB”) and its related corporations on a proposal to acquire a controlling interest in Beijing Cheng Jian Dong Hua Real Estate Development Company Limited (“Beijing Cheng Jian Project Co”) subject, inter alia, to satisfactory due diligence and satisfaction of certain conditions precedent (“Proposed Acquisition”) whereupon GLC proposes to enter into a Share Acquisition Agreement in respect of the Proposed Acquisition on terms and conditions to be mutually agreed between the parties.

Beijing Cheng Jian Project Co owns the land use and development rights to a land parcel of 106,000 square metres (the “Site”). The Site is located along the main thoroughfare of Dongzhimen Road on the East Second Ring Road in the Dong Cheng District of Beijing City, and is currently being developed into an integrated retail, hotel, office, residential and transportation terminal hub comprising a metro and bus interchange and an express rail link to the Beijing International Airport.

The Company will issue the appropriate announcements upon further developments in due course.

None of the Directors or substantial shareholders of the Company has any interest, direct or indirect, in the Proposed Acquisition.

Dated this 17 day of February 2007

By Order of the Board

Dawn Pamela Lum
Group Company Secretary

Submitted by Dawn Pamela Lum, Group Company Secretary on 17/2/2007 to the SGX