

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.

EN BLOC PURCHASE OF LEEDON HEIGHTS

GuocoLand Limited ("GLL") wishes to announce that its wholly-owned subsidiary Rivaldo Investments Pte Ltd ("Rivaldo"), has today been notified in writing that its tender for the en bloc purchase ("Acquisition") of the freehold property comprised in Lots 2219N, 2222N, 2220A, 2228V, 2229P and 2464L of Mukim 2 and known as Nos. 12, 14, 16 and 18 Leedon Heights, Singapore (the "Property") has been accepted by the registered subsidiary proprietors of the units of the Property owning not less than 80% of the share values in the said development (collectively, the "Vendor"). The total purchase consideration for the Property is S\$835 million and was agreed upon on a willing buyer and willing seller basis.

Rivaldo will pay a deposit of S\$40.75 million being 5% of the total purchase consideration less a tender fee of S\$1 million, by 7 May 2007 to the Vendor's solicitors as stakeholders, pending completion of the Acquisition. The Acquisition is in the ordinary course of business of the GLL Group.

The Property is located in District 10, off Holland Road and Farrer Road, within an exclusive residential enclave next to the Cornwall Good Class Bungalow area. It is a short distance to Holland Village, Farrer Market and the Singapore Botanical Gardens. It is within walking distance to the new Holland MRT station on the Circle Line, which is expected to be in operation by 2010. Being one of the largest freehold residential sites in the district, the Property has a land area of approximately 48,525 square metres (522,323 square feet) with a plot ratio of 1.6. The Acquisition is conditional upon, *inter alia*:-

1. approval for the sale of the Property being obtained from the Strata Titles Board constituted under the Land Titles (Strata) Act for the collective sale of the Property by all the registered subsidiary proprietors of the units comprised in the Property ("Board's Approval"); and
2. Rivaldo obtaining a qualifying certificate from the Controller of Residential Property for the acquisition of the Property.

Subject to all conditions of the sale and purchase being satisfied, including title being in order and free from encumbrances, completion of the Acquisition is expected to take place around mid 2008.

The Acquisition and redevelopment of the Property will be financed from internal resources and borrowings. The Acquisition is not expected to have any material effect on the net tangible assets per share or earnings per share of the GLL Group for the current financial year ending 30 June 2007.

GLL is not aware of any of its Directors or substantial shareholders having any interest, direct or indirect in the Acquisition.

Dated this 27th day of April 2007

By Order of the Board

Dawn Pamela Lum
Group Company Secretary