

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)

PROPOSED ACQUISITION OF DONGZHIMEN SITE IN BEIJING

On 13 April 2007, GuocoLand Limited (the “Company”) announced that its wholly-owned subsidiary, GuocoLand (China) Limited (“GLC”), had on that date signed a conditional Share Acquisition Agreement with Beijing Beida Jade Bird Company Limited and its related corporations to acquire a 90% stake in Beijing Cheng Jian Dong Hua Real Estate Development Company Limited (“Beijing Cheng Jian Project Co”) for a purchase consideration of Rmb5.8 billion (US\$750 million) (“Purchase Consideration”). Beijing Cheng Jian Project Co owns the land use and development rights to the Dongzhimen Site.

The Company also announced, inter alia, that the Purchase Consideration included a sum of Rmb500 million (US\$64.6 million) for the transfer of 100% of Hainan Jing Hao Asset Limited (“Hainan Co”), which holds a 31.5% stake in Beijing Cheng Jian Project Co, to GLC.

Further to the announcement on 13 April 2007, the Company now wishes to inform that a further 13.5% stake in Beijing Cheng Jian Project Co has been transferred to Hainan Co, and GLC has paid a further sum of Rmb700 million (US\$91.0 million) of the Purchase Consideration on 21 May 2007. Following this transfer, GLC through Hainan Co, now holds an aggregate interest of 45% in Beijing Cheng Jian Project Co.

Unless otherwise defined, terms used in this announcement bear the same meaning as defined in the Company’s announcement dated 13 April 2007.

Dated this 22nd day of May 2007

By Order of the Board

Dawn Pamela Lum
Group Company Secretary

Submitted by Dawn Pamela Lum, Group Company Secretary on 22/5/2007 to the SGX