


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.

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Miscellaneous	
* Asterisks denote mandatory information	
Name of Announcer *	GUOCOLAND LIMITED
Company Registration No.	197600660W
Announcement submitted on behalf of	GUOCOLAND LIMITED
Announcement is submitted with respect to *	GUOCOLAND LIMITED
Announcement is submitted by *	Dawn Pamela Lum
Designation *	Group Company Secretary
Date & Time of Broadcast	20-Oct-2007 16:13:10
Announcement No.	00004

>> Announcement Details

The details of the announcement start here ...

Announcement Title *	EN BLOC PURCHASE OF TOHO GARDEN CONDOMINIUM AT YIO CHU KANG ROAD
Description	
Attachments:	 Announcement-201007.pdf Total size = 18K (2048K size limit recommended)

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EN BLOC PURCHASE OF TOHO GARDEN CONDOMINIUM AT YIO CHU KANG ROAD

GuocoLand Limited ("GLL") is pleased to announce that GLL Ventures Pte. Ltd. ("GLLV"), its downstream wholly-owned subsidiary, has today been notified in writing that its tender for the en bloc purchase of the freehold property comprised in Lots 3838K, 3841K and 3842N Mukim 22 and known as 212A, 214A and 216A Yio Chu Kang Road, Toho Garden Condominium, Singapore (the "Property") has been accepted by the members of the Sale Committee on behalf of the consenting subsidiary proprietors of the units of Toho Garden Condominium owning not less than 80% share values in the said development (the "Vendor") (collectively, the "Acquisition"). The total purchase consideration for the Property is S\$62.5 million and was agreed upon on a willing buyer and willing seller basis.

GLLV will pay a deposit of S\$2,775,000, being five (5) percent of the total purchase consideration less a tender fee of S\$350,000, within 10 days from the date of this Announcement, 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 comprises a site area of approximately 8,071.5 square metres. The Acquisition is conditional upon, *inter alia*:-

1. an order for sale in respect 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;
2. GLLV obtaining a qualifying certificate from the Controller of Residential Property for the acquisition of the Property; and
3. GLLV obtaining the requisite provisional permission from the competent authority to develop on the Property a residential development with *inter alia*, a plot ratio of no less than 1.4.

Subject to all conditions of the sale and purchase being satisfied, completion of the Acquisition is expected to take place no later than February 2009.

The purchase consideration and development of the Property is expected to be financed from internal resources and bank borrowings.

The Acquisition will not 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 2008.

Dated this 20th day of October 2007

By Order of the Board

Dawn Pamela Lum
Group Company Secretary