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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	
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Company Registration No.	197600660W
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Announcement is submitted with respect to *	GUOCOLAND LIMITED
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Designation *	GROUP COMPANY SECRETARY
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The details of the announcement start here ...	
Announcement Title *	Press Release - Ascot Park in Nanjing, China - Phase 1 Fully Sold
Description	
Attachments	 NanjingAscotParkPressRelease27July09.pdf Total size = 679K (2048K size limit recommended)

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PRESS RELEASE

July 27, 2009

Ascot Park in Nanjing, China – Phase 1 Fully Sold

- 594 units in Phase 1 fully sold
 - 518 units in Phase 2 to be launched soon
-

1. Phase 1 of *Ascot Park* (钟山晶典), comprising 594 units with a mix of 2 and 3-bedroom units and with sizes ranging from 87 to 130 square metres, has been fully sold at an average price of RMB 7,100 per square metre. The development caters to a niche market segment for units with bare-finishes, enabling homebuyers to fit out their dream homes according to their preferences. In April 2009, *Ascot Park* was ranked by the Nanjing Municipal Construction Commission as the Best Selling Project in the eastern Nanjing district. Phase 1 of *Ascot Park* is expected to complete construction in end 2009. Phase 2, comprising the remaining 518 units, will be launched in the next few months.

2. Within the vicinity of the renowned Purple Mountain (紫金山) in Nanjing, China and 14 kilometres to the Nanjing City Centre, *Ascot Park* features 1,112 quality apartments offering resort living experience in an expansive compound with lush tropical foliage and water features. Designed by the award-winning P&T Group of architects, the Balinese-themed development includes a man-made lake, a clubhouse with extensive range of amenities, and a multi-purpose commercial centre with a selection of eateries and retail stores. The 90,000 square metres site with a total gross floor area of circa 240,000 square metres, is ideally located in Qixia (栖霞) – a rapidly developing district on the eastern side of Nanjing city and with quick access to the expressway.

3. An upcoming integrated transportation hub is located just 300 metres north of *Ascot Park*. The transportation hub will house a long-distance bus interchange, subway, urban bus and railway stations. With subway line 2 that is expected to commence operation in 2010, it will take a mere 18 minutes to reach Xinjiekou (新街口), the most popular commercial district in the city centre. *Ascot Park* is adjacent to the Zhong Shan International Golf Club (钟山国际高尔夫俱乐部), Asia's largest International Racetrack and Equestrian Club. Nanjing Xianlin College and University Town (南京仙林大学城), the largest university campus in China, is also minutes away.

4. "The strong sales for Phase 1 affirm the demand for our niche products which provide a quality setting with lush landscaping for our homebuyers to fit out their individual units to their liking. We are confident that Phase 2, to be launched in the next few months, will also be well-received," said Ms Violet Lee, Group Managing Director, GuocoLand (China) Limited.

Annex 1

Artist Impressions of Ascot Park

For media enquiries, please contact:

GuocoLand Limited

Mr CHAN Kong Leong
Head, Investor Relations and Corporate Communications
DID: 6228 4394
Email: chankongleong@guocoland.com.sg

GuocoLand (China) Limited

Ms LIM Shea Lee
Manager, Corporate Communications
Tel: +86 10 88092232
Email: shealee@guocoland.com.cn

Annex 1 - Artist Impressions of Ascot Park

