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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 Group Limited currently comprises Mr. Quek Leng Chan as Executive Chairman; Mr. Kwek Leng Hai as President, CEO; Mr. Tan Lim Heng, Mr. James Eng, Jr. and Mr. Ding Wai Chuen as executive directors; Mr. Kwek Leng San as non-executive director and Mr. Sat Pal Khattar, Mr. Volker Stoeckel and Mr. Roderic N. A. Sage 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
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>> Announcement Details
 The details of the announcement start here ...

Announcement Title *	Press Release - 96% of units sold in 1 weekend - Ascot Park, Nanjing.China
Description	
Attachments	 Nanjing_Ascot_Park-Press_Release_26-Oct-09.pdf Total size = 457K (2048K size limit recommended)

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PRESS RELEASE

Oct 26, 2009

96% of units sold in 1 weekend - Ascot Park, Nanjing.China

- 180 units launched in Phase 2A
- Selling price 20% higher at RMB 8,500 per square metre

1. Over the 24th – 25th Oct 09 weekend, GuocoLand China launched Phase 2A of *Ascot Park* (钟山晶典), comprising 180 units with a mix of 2, 3 and 4-bedroom units and with sizes ranging from 90 to 150 square metres. The launch received overwhelming response with buyers snapping up 96% (173 units) over one weekend. To-date, 99% (178 units) have been sold. The average selling price was RMB 8,500 per square metre – 20% higher than the RMB 7,100 per square metre for Phase 1's 594 units, fully sold in end July 09. 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. Buyers are attracted by the outstanding designs and extensive recreational facilities.

2. Ideally located within the vicinity of the renowned Purple Mountain (紫金山) in Nanjing, China, *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 only 14 kilometres to the Nanjing City Centre.

3. 300 metres north of *Ascot Park* is the upcoming integrated transportation hub, comprising a long-distance bus interchange, subway, urban bus and railway stations. When subway line 2 commences 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. “*Ascot Park* is designed with a “Live and Play” concept that offers residents a relaxed environment in a resort setting underpinned with extensive amenities. We are delighted that the Nanjing homebuyers have given us their overwhelming affirmation. Buyers can look forward to the remaining units that will be launched soon.” said Ms Violet Lee, Group Managing Director, GuocoLand (China) Limited.

Annex 1: Ascot Park Sales Gallery

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