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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 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.

 [Print this page](#)
**Acquisitions and Disposals :: Discloseable Transaction :: AWARD OF TENDER FOR LAND PARCEL AT PECK SEAH STREET / CHOON GUAN STREET**

\* 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	22-Nov-2010 17:27:14
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**>> Announcement Details**

The details of the announcement start here ...

Announcement Title *	AWARD OF TENDER FOR LAND PARCEL AT PECK SEAH STREET / CHOON GUAN STREET
Description	

**Attachments**
 [URA-Award-PeckSeahSite.pdf](#)

Total size = **15K**  
(2048K size limit recommended)

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**AWARD OF TENDER FOR LAND PARCEL AT PECK SEAH STREET / CHOON GUAN STREET BY URBAN REDEVELOPMENT AUTHORITY**

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GuocoLand Limited (“GLL”) is pleased to announce that the tender submitted by its wholly-owned subsidiaries, Belmeth Pte Ltd, Perfect Eagle Pte Ltd and Guston Pte Ltd, for a land parcel at Peck Seah Street / Choon Guan Street (the “Site”), has been accepted by the Urban Redevelopment Authority (“URA”) at a bid price of S\$1,708,080,000 (the “Acquisition”).

The 99-year leasehold Site has a land area of 15,022.6 square metres with an approximate gross floor area (“GFA”) of 157,738 square metres and a permissible building height of 280 metres above mean sea level. The Site occupies a prime location in the Tanjong Pagar area within the Central Business District, and fronts onto a key road junction between several major arterial roads – Maxwell Road, Cecil Street and Anson Road / Robinson Road, offering prominent street frontage and a high degree of visibility for the development on the Site.

Having previously won Green Mark Platinum Awards from the Building Construction Authority for its Sophia Residence and Goodwood Residence developments, GLL Group intends to use its expertise to develop the Site into a unique eco-friendly mixed-use development including a diversity of amenities, which will transform the vibrancy of the Tanjong Pagar area. The proposed development is to comprise at least 60% office and 10% hotel whilst the remaining GFA is for permitted uses such as residential, retail in accordance with the URA’s tender conditions.

The development will integrate into the Tanjong Pagar MRT Station which links directly to surrounding key districts within the city such as Raffles Place and the Marina Bay area. The development on the Site will command panoramic views of the city skyline and across the Central Business District to the Marina Bay area. The Site also enjoys a direct frontage onto Tanjong Pagar Park.

The Acquisition and development of the Site will be financed from internal resources and borrowings.

The Acquisition is not expected to have any material effect on the earnings per share or net tangible assets per share of the GLL Group for the current financial year ending 30 June 2011.

Dated this 22nd day of November 2010

By Order of the Board

Dawn Pamela Lum  
Group Company Secretary