

**GUOCOLAND LIMITED (Reg. No. 197600660W)**

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**COMPLETION OF ACQUISITION OF DONGZHIMEN SITE IN BEIJING**

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We refer to the Company's previous announcements relating to the acquisition of a 90% stake in Beijing Cheng Jian Dong Hua Real Estate Development Company Limited ("Beijing Cheng Jian Project Co") by the Company's wholly-owned subsidiary, GuocoLand (China) Limited ("GLC"), for an aggregate purchase consideration of Rmb5.8 billion ("Purchase Consideration") (the "Acquisition").

GuocoLand Limited ("GLL") is pleased to announce that following further payments of Rmb2.02 billion of the Purchase Consideration, GLC's wholly-owned subsidiary, Hainan Jing Hao Asset Limited ("Hainan Co"), has now completed the acquisition of the remaining 45% interest in Beijing Cheng Jian Project Co. The funds for the acquisition of the remaining 45% stake was deployed from, inter alia, the net cash proceeds from the Company's S\$690 million Convertible Bonds due 2012. Following the completion of the Acquisition, Hainan Co now has a total stake of 90% in Beijing Cheng Jian Project Co, which has become a downstream subsidiary of the Company. The balance Purchase Consideration of Rmb2.58 billion will be paid in accordance with the agreement with the Vendors.

Beijing Cheng Jian Project Co owns the land use and development rights to a prime land parcel of 106,000 square metres with gross floor area of approximately 600,000 square metres located along the main thoroughfare of Dongzhimen Road on the East Second Ring Road in the Dong Cheng District of Beijing City ("Dongzhimen Site"). The Dongzhimen Site is currently being developed into an integrated retail, hotel, office, residential and transportation hub comprising two metro stations, a bus interchange and an express rail link to the Beijing International Airport.

The Acquisition is not expected to 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.

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 13th day of November 2007

By Order of the Board

Dawn Pamela Lum  
Group Company Secretary

Submitted by Dawn Pamela Lum, Group Company Secretary on 13/11/2007 to the SGX