PRESS RELEASE

May 27, 2009

GuocoLand receives a BCA Green Mark Platinum Award for Sophia Residence

- Lush green features including 200 metres of roof garden, one of the longest in Singapore
- Extensive green features translating into energy and water savings
- Consecutive BCA Green Mark Platinum Award won by GuocoLand

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1. Sophia Residence, an upcoming quality residential development by GuocoLand Group, has won the prestigious BCA Green Mark Platinum Award for its eco-friendly features. This is the third BCA Green Mark Award won by GuocoLand, underlining its commitment as a responsible developer to homeowners and the environment. It previously won the Green Mark Platinum Award for Goodwood Residence in 2007, and the Certified Green Mark Award for The Quartz in 2006.

2. The BCA Green Mark Platinum Award, conferred by the Building and Construction Authority (BCA), is the highest honour for a "green" building in Singapore. The buildings are evaluated for their environmental impact and performance, and the criteria include innovation, energy and water efficiency, indoor environmental quality and other environmentally-friendly measures.

3. Commenting on the achievement, Mr Tan Tian Chong, Director (Technology Development) of BCA said, "The BCA Green Mark award aims to recognise the developer's commitment and effort in making its properties eco-friendly. It is very important to have both the public and private sectors working together to shape a sustainable built environment in Singapore. Under new legislation enacted under BCA's First Green Building Masterplan, all new buildings and those undergoing major retrofitting must meet the minimum Green Mark Certified standards. However, BCA hopes to encourage more developers to achieve even higher Green Mark standards."

4. Mr Tan added: "BCA firmly believes in the tangible and intangible long-term benefits of a greener built environment and that the wider adoption of Green Mark and Green Building Technologies will reap significant water and energy savings for developers and homeowners in the long run. We look forward to receiving greater support from the private developers who go beyond the minimum standards to achieve higher Green Mark ratings such as the Gold, Gold Plus and Platinum ratings."

5. Sophia Residence is nestled within the prime residential enclave of Mount Sophia in District 9. This superbly-located development will offer 272 residential units ranging from cosy studio and 2-bedroom units to spacious 3 and 4-bedroom units.

6. Located in the heart of Singapore's Arts and Cultural District, Sophia Residence is in a vibrant live, learn, work and play community. Sophia Residence strikes the perfect balance between arts and commerce, business and pleasure, with a variety of museums, top arts schools, the Singapore Management University, shopping malls, cafes and restaurants all within one square mile. The site is equally close to lushly landscaped public open spaces such as the Istana Park, Bras Basah Park and Fort Canning Park; providing a wide choice of options for relaxation, leisure and recreation. The Dhoby Ghaut MRT Station, serving the North-South Line, North-East Line and the future Circle Line is also within walking distance, giving quick access to the Central Business District at Raffles Place in less than five minutes.

7. The environmentally-friendly design of Sophia Residence incorporates, inter alia, the following key green features:

a) Innovative design process for the building facade yielding RETV (Residential Envelope Transmittance Value) of only 18.1 W/m², as against the maximum permissible RETV of 25.0 W/m² under the BCA Green Mark Scheme. A lower RETV results in lesser heat load and can achieve up to an approximate 25% reduction in electricity bills for air-conditioning;

b) A superbly high Green Plot Ratio of 5.1, as against the 2.0 to 4.0 specified under the BCA Green Mark Scheme. This comes in the form of a roof garden, landscaped walls, landscaped terraces, vertical greenery and conservation of matured trees and palms. The development will have one of the longest residential roof gardens in Singapore, measuring over 200 metres – equivalent to the height of a 55-storey building;

c) Photovoltaic modules are to be used as an alternative source of energy to supplement power supply from the grid. This is to be integrated with a display panel at the clubhouse which will highlight the total amount of solar energy generated and amount of carbon dioxide avoided by the photovoltaic system. This serves to raise residents' awareness on energy consumption and conservation; and

d) A sophisticated water management and water harvesting system to reduce usage of potable water for landscape irrigation. Rainwater and ground water are filtered using oxygenating reeds in Eco and Bio Filter ponds, and recycled to irrigate the lush landscape.

8. Homeowners of Sophia Residence will benefit from the extensive green features. The projected energy saving for the development amounts to 3,777,646 kWh/yr – equivalent to annual energy consumption of approximately 490 units of apartments[1]. The projected water saving of 46,699 m^3/yr – translates into annual potable water consumption of approximately 218 units of apartments[2].

9. Reiterating GuocoLand's commitment towards creating a greener living environment for its homeowners, Mrs Trina Loh, Managing Director of GuocoLand (Singapore) Pte Ltd, said, "We are honoured to be recognised for our green efforts with a consecutive BCA Green Mark Platinum Award. We will continue to adopt innovative eco-friendly features for our future developments."

Annex 1 **Artist Impression of Sophia Residence**

Annex 2 **Water Management & Harvesting System at Sophia Residence**

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About GuocoLand Limited

GuocoLand Limited ("GuocoLand"), incorporated in 1976, is a major Singapore-based property development and investment company listed on the Singapore Exchange Limited. As of 30 June 2008, GuocoLand had total assets of approximately S$5.99 billion, with total equity of S$2.13 billion. As at 30 June 2008, GuocoLand's market capitalization was S$1.93 billion.

The Group is currently undertaking various projects in its embedded markets of Singapore, China, Malaysia and Vietnam, which comprise residential, office, hospitality, commercial and retail facilities.

GuocoLand's major shareholder is Guoco Group Limited which is listed on The Stock Exchange of Hong Kong Limited. Guoco Group Limited is, in turn, a member of the Hong Leong Group, a leading conglomerate based in Malaysia with diversified businesses in property development and investment, financial services, manufacturing and distribution and hospitality and leisure.

For more information, visit www.guocoland.com.sg.

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[1] Based on data published by SP Services on monthly average electricity consumption of 640kWh for "Apartment", for the period October 08 to March 09.

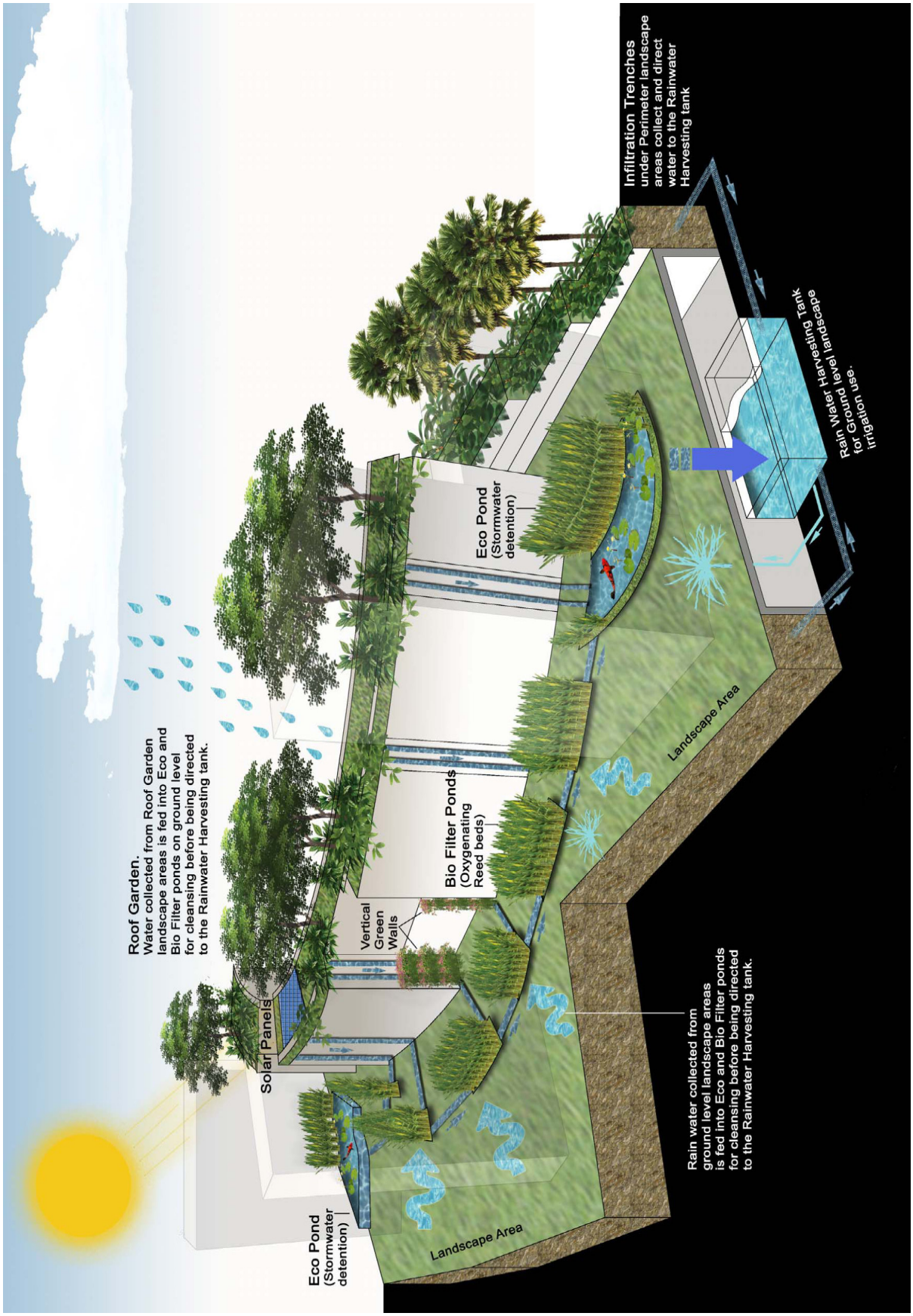
[2] Based on data published by SP Services on monthly average water consumption of 17.8m^3 for "Apartment", for the period October 08 to March 09.

About BCA

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. At BCA, our mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has a significant influence. In doing so, we aim to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, our vision is to have "the best built environment for Singapore, our distinctive global city". Together with our education and research hub, the BCA Academy of the Built Environment, BCA works closely with its industry partners to develop skills and expertise that help shape the best built environment for Singapore.
For more information, visit www.bca.gov.sg.

About BCA Green Mark Scheme

The BCA Green Mark Scheme was introduced and launched in January 2005. It is a green building rating system, promoting the adoption of green building design and technologies to reduce the impact of buildings on the environment. Under the BCA Green Mark Scheme, buildings are assessed for energy and water efficiency, indoor environmental quality and environmental protection, and the adoption of other green features. Depending on the overall assessment, a building will be awarded one of the four Green Mark ratings; Green Mark certified, Gold, Goldplus or Platinum. The scheme is open to both new and existing buildings.

Annex 1 – Artist Impression of Sophia Residence

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