

MEDIA RELEASE**GuocoLand Expands Into London and Sydney through a 27% Strategic Stake
in Eco World International Berhad**

Singapore, 27 October 2016 – GuocoLand Limited (“GuocoLand”) will subscribe for a 27% strategic stake in Eco World International Berhad (“EWI”) when the latter launches its Initial Public Offering (“IPO”) on Bursa Malaysia Securities Berhad (“Bursa Securities”). The proposed listing and IPO of EWI is targeting to raise more than RM2 billion (~S\$670 million¹) to fund the development of four projects in London, the United Kingdom and Sydney, Australia.

GuocoLand entered into a Shareholders’ Agreement today with Eco World Development Group Berhad (“EW Berhad”) and Tan Sri Liew Kee Sin under which GuocoLand’s special purpose vehicle GLL EWI (HK) Limited shall, subject to entering into a Subscription Agreement, hold shares and warrants in EWI upon its listing on Bursa Securities.

GuocoLand is currently operating in four countries namely Singapore, China, Malaysia and Vietnam, and has been actively looking at expanding into new markets to further grow its real estate development business. The United Kingdom (“UK”) and Australia have been identified as two good markets with high potential for growth, given that they are large markets offering reasonable returns, with high levels of governance and clear and strong rule of law.

Mr Raymond Choong, GuocoLand Group President and Chief Executive Officer said, “With a substantial exposure to Asia, GuocoLand has been on the lookout for investment opportunities in other markets. The UK and Australia property markets offer scalability, and we believe that with the right products and locations, they offer reasonable returns. Both London and Sydney are dynamic and vibrant global gateway cities.”

GuocoLand is pleased to enter into the UK and Australia through its investment in EWI. The investment in EWI gives GuocoLand immediate exposure to four development projects under construction in the global gateway cities of London and Sydney with an estimated total gross development value of approximately £2.4 billion (~S\$4.1 billion²). These projects are predominantly residential developments with innovative features in attractive locations. The three

¹ Based on exchange rate of RM1 = S\$0.3348.

² Based on exchange rate of £1 = S\$1.6908.

London projects are in different strategic locations and offer different price points to cater to the different target customer segments. The four projects have been well-received by the market and project risks have been substantially lowered. As at 3 October 2016, the cumulative sales (including reserved units) from the four projects are approximately £1 billion (~S\$1.7 billion²).

Entering the new markets in partnership with EWI accelerates GuocoLand's understanding of these markets and reduces the uncertainty arising from venturing into new markets. GuocoLand is also able to leverage on the track record and expertise of EWI's executive vice chairman Tan Sri Liew Kee Sin and his management team to establish its capability and credibility in two large and important markets.

GuocoLand will be one of the two largest shareholders in EWI, holding an equal stake as EW Berhad. Eco World Development Group Berhad is a leading property developer listed on Bursa Securities. GuocoLand will also be entitled to nominate up to three directors to the board of EWI. "We are delighted to partner a reputable developer Eco World Development Group in EWI's upcoming IPO. EWI has 4 strong projects that have been well-received by the market and I am confident in the future growth prospects of EWI," Mr Choong added.

GuocoLand sees this as an opportune time to enter the London and Sydney markets. Uncertainty surrounding the UK's historic vote in June to leave the European Union creates an opportunity for GuocoLand to enter the London market at reasonable prices and terms. "We like the long term prospects of London given the housing needs, the long history of the city's success and the ability of this truly sophisticated global city to attract talents," said Mr Choong.

The investment in EWI marks the beginning of GuocoLand's drive to grow in the UK and Australia. "Given the size and complexity of the UK and Australian markets, we believe that the combined strengths of GuocoLand and Eco World Development Group will provide us with a stronger platform to compete better and more successfully in these two markets. We hope to increase our collaboration with EWI," remarked Mr Choong.

The investment will be funded by internally generated funds and is within GuocoLand's financial capability.

² Based on exchange rate of £1 = S\$1.6908.

For more information, please refer to the “Signing of Shareholders’ Agreement” announcement dated 27 October 2016.

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About GuocoLand Limited

GuocoLand Limited (“GuocoLand”) is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations and property management.

GuocoLand and its subsidiaries (“Group”) have established property operations in their geographical markets of Singapore, China, Malaysia and Vietnam, comprising residential, hospitality, commercial and retail developments. As a premier regional property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Guoco Group Limited is a member of the Hong Leong group of companies.

As at 30 June 2016, the Group had total assets of S\$7.91 billion and total equity attributable to shareholders of S\$3.28 billion.

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ANNEX

Brief details of the EWI projects are set out below:

Development Project	Location	Key Features
Embassy Gardens Phase 2 London Estimated GDV: £933 million	<ul style="list-style-type: none"> □ Vauxhall Nine Elms Battersea area, next to the new Dutch and US embassies □ 1km from Vauxhall Station providing access to London's West End within 7 minutes and Canary Wharf within 25 minutes 	<ul style="list-style-type: none"> □ Three blocks of 709 private residential units, 163 affordable homes and commercial space □ Unique 25m rooftop "floating" transparent pool spans across the two blocks □ Will benefit from London Underground Northern Line extension when completed
Wardian London Estimated GDV: £566 million	<ul style="list-style-type: none"> □ Isle of Dogs next to Canary Wharf □ 5-minute walk to Canary Wharf Station 	<ul style="list-style-type: none"> □ Twin towers of 50 and 55 stories comprising 642 private residential units, 140 affordable homes and commercial space □ Private sky garden for each apartment □ Will benefit from Crossrail service when completed
London City Island Phase 2 London Estimated GDV: £691 million	<ul style="list-style-type: none"> □ Leamouth Peninsula near Canary Wharf □ Iconic 260ft The Red Bridge links London City Island to Canning Town Station 	<ul style="list-style-type: none"> □ Nine buildings of 1130 private residential units, 15 affordable homes and commercial space □ New neighbourhood in London housing the English National Ballet □ Will benefit from Crossrail service when completed
West Village, Parramatta Sydney Estimated GDV: A\$318 million	<ul style="list-style-type: none"> □ Southern Parramatta CBD □ Approximately 24km west of Sydney CBD 	<ul style="list-style-type: none"> □ 39-storey tower with 397 private residential units and six-storey retail podium □ Well-connected to Parramatta ferry wharf, train station and bus terminal □ 300m from Westfield Parramatta shopping centre