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越 秀 投 資 有 限 公 司
GUANGZHOU INVESTMENT COMPANY LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock code: 123)

**ANNOUNCEMENT
ACQUISITIONS OF LAND**

This announcement is made in accordance with Rule 13.09 of the Listing Rules.

On 12 December 2006, the Company has, through its 95% owned subsidiary, acquired the Nansha Property I and the Nansha Property II, with areas of approximately 138,000 square meters and 207,000 square metres respectively, for considerations of RMB304 million (i.e. approximately HK\$301 million) and RMB561 million (i.e. approximately HK\$556 million), respectively.

The board of directors (“**Board**”) of Guangzhou Investment Company Limited (“**Company**”) is pleased to announce that, on 12 December 2006, the Company has, through its 95% owned subsidiary, acquired two plots of land (“**Nansha Property I**” and together with “**Nansha Property II**”, “**Nansha Properties**”), both located in Nansha District of Guangzhou.

Nansha Property I

The Company, through its 95% owned subsidiary, acquired Nansha Property I, which has a total site area of approximately 138,000 square meters and a permissible gross floor area of up to approximately 239,000 square meters, for a consideration of RMB304 million (i.e. approximately HK\$301 million). The Nansha Property I is located in the Nansha District of Guangzhou. Nansha Property I is permitted for both commercial and residential usage.

Nansha Property II

The Company, through its 95% owned subsidiary, acquired Nansha Property II, which has a total site area of approximately 207,000 square meters and a permissible gross floor area of up to approximately 371,000 square meters, for a consideration of RMB561 million (i.e. approximately HK\$556 million). The Nansha Property II is located in the Nansha District of Guangzhou. Nansha Property II is permitted for both commercial and residential usage.

Nansha District has witnessed rapid growth in both economic and urban development in recent years. It is now home to manufacturing and repair services plant of an international car manufacturer giant, as well as a new port with one of the largest new domestic shipyard under construction and related logistic industries. Served by a well-developed trunk highway network with Huanan Expressway, Guangshen Expressway — Humen Bridge — Jingzhu

Expressway and Guangzhou Southern Expressway, together with the Nansha port facilities, Nansha District enjoys convenient access by road and by water. With the completion of the new Guangzhou Underground Metro No. 4 line, which is expected to be due by mid 2007, accessibility of Nansha will further be improved.

The Board believes that Nansha Properties stand in a good position to capture the increasing demand for residential properties in the District. The acquisitions of Nansha Properties will provide sustainable development to the Company and will reinforce its position as one of the leading property developers in Guangzhou.

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In this announcement, unless otherwise specified, amounts in RMB are converted to HK\$ at a conversion rate of HK\$1.00 = RMB1.01 for illustration only. No representation is made that any amounts in RMB or HK\$ could have been or could be converted at such rate or any other rates.

By order of the board of
Guangzhou Investment Company Limited
OU Bingchang
Chairman

Hong Kong, 14 December 2006

As at the date of this announcement, the Board of the Company comprises:

Executive Directors: OU Bingchang (Chairman), LIANG Yi, LI Fei, TANG Shouchun,
WANG Hongtao, LI Xinmin and HE Zili
Independent Non- YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose
executive Directors: