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XPRESS GROUP LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 185)

DISCLOSEABLE TRANSACTION

Global Growth entered into the New Agreement with the New Purchaser to dispose the Property at a consideration of CAD3,000,000 (approximately HK\$23,100,000).

Expats was granted Option to Purchase to purchase the Properties at an aggregate consideration of S\$15,415,170 (approximately HK\$85,708,000).

The Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

DISPOSAL OF PROPERTY

Reference is made to the announcement of Xpress Group Limited (the “**Company**”) dated 27 January 2010 (the “**Announcement**”) in relation to the disposal of a property situated at 981 Nelson Street, Vancouver, British Columbia, Canada (“**Property**”) at a consideration of CAD2,680,000 (approximately HK\$20,636,000). Unless otherwise stated, all capitalized terms used herein shall have the same meanings as those defined in the **Announcement**.

The Board announces that the Purchaser did not exercise its purchase right and the Agreement was null and voided on 25 March 2010 and neither party shall have any claims against the others. Global Growth Management Inc. (“**Global Growth**”) has entered into a new conditional sale and purchase agreement (“**New Agreement**”) with Timesing Education Group Inc. (the “**New Purchaser**”) to dispose the Property at a consideration of CAD3,000,000 (approximately HK\$23,100,000) (“**Disposal**”).

The Property

Date of the New Agreement: 12 March 2010

Vendor: Global Growth Management Inc., an indirect wholly-owned subsidiary of the Company

Purchaser: Timesing Education Group Inc., a company which is and whose beneficial owners are, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiry, third parties independent of the Company and connected persons of the Company. The New

Purchaser's principal activity is engaged in the educational service.

- Property: 981 Nelson Street, Vancouver, British Columbia, Canada
- Sale price: CAD3,000,000 (approximately HK\$23,100,000) and the payment is agreed as follows:
- (i) Initial deposit: CAD150,000 (approximately HK\$1,155,000) upon signing of the New Agreement.
 - (ii) Balance of purchase price: CAD2,850,000 (approximately HK\$21,945,000), on the date of completion.
- Date of completion: 15 April 2010
- Condition for completion: The New Agreement is subject to and conditional upon Global Growth ceasing to be obligated to complete the Agreement on the Property no or before March 25, 2010. As at the date of this announcement, all condition of the New Agreement has been satisfied.

Reasons for and benefits of the Disposal

The Company and its subsidiaries (“Group”) is engaged in property investment, financial services and securities investments, including corporate finance, consumer finance and hotel operation.

The Property has a total gross floor area of approximately 9,537 sq. ft. and is currently being rented out to a tenant under a tenancy agreement, expiry on 31 May 2010 for a monthly rent of approximately CAD21,000 (approximately HK\$156,000).

The terms of the New Agreement and the sale price for the Property have been determined after arm’s length negotiations between the parties by reference to the recent transaction of the similar type of units in the property market. No independent valuation was carried out for the Property. The Directors are of the view that the Disposal are in the interest of the Group and the terms of Disposal in the New Agreement are in normal commercial terms, which are fair and reasonable and in the interests of the shareholders of the Company as a whole as it provides an opportunity to the Company in realizing its asset with a profit. It is estimated that a gain on disposal of approximately CAD570,000 (approximately HK\$4,389,000) (subject to audit) (on the basis of the difference between the consideration for the Disposal and the carrying value of CAD2,430,000 of the Property) will be recorded by the Group.

The proceeds received upon completion of the Disposal will be used as working capital of the Group.

ACQUISITION OF PROPERTIES

Expats Residences Pte Ltd (“Expats”), an indirect wholly-owned subsidiary of the Company, was granted 8 options (“Option to Purchase”) to purchase 8 units situated at No. 36 Dakota Crescent #10-07, #09-07 and #11-07, Singapore 399937; No. 38 Dakota Crescent #01-09, #08-09 and #14-09, Singaore 299938; and No. 40 Dakota Crescent #08-

13 and #09-13, Singapore 299939 (“Properties”) at an aggregate consideration of S\$15,415,170 (approximately HK\$85,708,000) (“Acquisition”).

The Properties

Date of the Option to Purchase: 8 April 2010

Vendor: Rivershore Pte Ltd (“Rivershore”), a Singapore property development company which is and whose beneficial owners are, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiry, third parties independent of the Company and connected persons of the Company.

Purchaser: Expats Residences Pte Ltd, an indirect wholly-owned subsidiary of the Company.

Properties: No. 36 Dakota Crescent #10-07, #09-07 and #11-07, Singapore 399937;
No. 38 Dakota Crescent #01-09, #08-09 and #14-09, Singapore 299938; and
No. 40 Dakota Crescent #08-13 and #09-13, Singapore 299939

Option money: S\$770,758.50 (approximately HK\$4,285,000) was paid by Expats to Rivershore at the date of the Option to Purchase granted.

Purchase price: S\$15,415,170 (approximately HK\$85,708,000) payable in cash

Date of completion: on or before 31 July 2014

Condition for completion: subject to the exercise of the right on the Option to Purchase on or before 13 May 2010 and conditional on good title and satisfactory replies to legal requisitions to the usual Government Departments, Ministries and Statutory Authorities of Singapore

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Properties have a total gross floor area of approximately 14,682 sq. ft. The Properties are situated near Dakota and Mountbatten MRT Stations and near the up-coming Kallang Business & Sport Hub. The Properties are under construction and are for residential use. The Properties are expected to be completed no later than 31 July 2011. The Group intends to use the Properties for investment purpose by way of rental income.

The purchase price was determined after arm’s length negotiations between Rivershore and the Group with reference to the prevailing market value of the Properties after taking account of the market value of properties of comparable size and quality in the nearby area where the Properties is located. No independent valuation of the Properties was carried out by the Group. It is expected that the purchase price will be financed by internal

resources and/or bank financing; details of which will be further considered and decided by the Group.

The Directors do not expect any significant financial impact on the Group due to the Acquisition. The Directors believe that the Acquisition can also enhance the property portfolio of the Group and is in the interests of the Company and its Shareholders as a whole. The Directors consider the terms of the Acquisition to be fair and reasonable.

GENERAL

The Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

By Order of the Board
Xpress Group Limited
Chan Tong Wan
Managing Director

Hong Kong SAR, 9 April, 2010

As at the date of this announcement, the Board comprises of the executive directors Mr. Chan Heng Fai, Mr. Chan Tong Wan, Ms. Chan Yoke Keow and non-executive director Mr. Fong Kwok Jen as well as independent non-executive directors Mr. Wong Dor Luk, Peter, Mr. Joao Paulo Da Roza and Mr. Wong Tat Keung.