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Overseas Regulatory Announcement

This overseas regulatory announcement is issued pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Please refer to the attached announcement of SingXpress Land Ltd, which is listed on the Singapore Exchange Securities Trading Limited and a 62.68% owned subsidiary of Xpress Group Limited.

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

Hong Kong, 2 June, 2011

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 and Mr. Wong Tat Keung.

SINGXPRESS LAND LTD

(Company Registration No. 198803164K)

(Incorporated in Singapore)

INCORPORATION OF NEW SUBSIDIARY AND ACQUISITION OF LAND

The Board of Directors of SingXpress Land Ltd (the "Company") is pleased to announce that the Company has acquired a newly incorporated company, SingXpress Land (Pasir Ris) Ltd ("SXLPR") in Singapore from the directors of the Company, Mr. Chan Heng Fai and Ms. Chan Yoke Keow for S\$2.00. SXLPR will be engaged in property investment and/or development. It has a total issued and paid-up capital of S\$2.00 and was funded through the Group's internal resources.

On 31 May 2011, the Company through SXLPR and its joint-venture partner, Kay Lim Holdings Pte Ltd ("Kay Lim"), have jointly participated in a tender relating to the Singapore public housing sector of the Design, Build and Sell Scheme ("DBSS") which is managed by the Housing and Development Board ("HDB") to acquire (the "Acquisition") the land parcel located at Pasir Ris Central/ Pasir Ris Drive 1 (the "Land") under the DBSS ("DBSS Project"). The acquisition price for the Land is S\$123.88 million. SXLPR and Kay Lim will participate in the joint acquisition and development of the DBSS Project through a new joint-venture company ("JV Company") in the equity proportion of 80% and 20% respectively.

The Land has a total site area of approximately 176,400 square feet. The maximum allowable gross floor area is approximately 441,000 square feet. It is intended that the Land will be developed up to 454 units of public housing under the DBSS (inclusive of a child care centre, car park and all facilities ancillary to the development).

Financing of the Acquisition and the DBSS Project

The funding for the Acquisition and development of the DBSS Project will be provided by the Company and Kay Lim by way of equity and shareholders' loans to the JV Company according to their respective interests in the JV Company and project financing as deemed appropriate by the board of the JV Company from time to time.

The tender price of S\$123.88 million for the Acquisition was submitted after taking into consideration the recent market transacted prices of similar projects under the DBSS and a feasibility study conducted by the Group.

The Company may finance its portion of the funding requirements for the Acquisition and development of the DBSS Project by bridge financing from its ultimate holding company, Xpress Group Limited (“Xpress Group”), internal resources, corporate banking facilities and project financing or from other sources as deemed appropriate by the Board from time to time. If the Board deems it appropriate to conduct other capital raising exercises to support this project, the Company will make further announcement(s) in due course.

Rationale for the Acquisition

The Company and its subsidiaries (collectively, the “Group”) are principally engaged in property development and property trading and investment.

In line with our announcement on 18 April 2011, the Directors consider that the Group’s venture into projects under the DBSS is a relatively low-risk opportunity for the Group to enter into larger scale real-estate projects. As the tender is scheduled to be closed on 31 May 2011, and given the site’s proximity to MRT, the Company believes this Acquisition to be a good opportunity for it to begin engaging in DBSS projects. It believes that the terms of the Acquisition are on normal commercial terms, and are fair and reasonable so far as the Company and the Shareholders are concerned, and that this Acquisition is in the interests of the Company and Shareholders.

The Board does not expect the Acquisition to have any significant effect on the earnings of the Group for the financial year ending 31 March 2012.

The relative figures for the transaction computed on the basis set out in Rule 1006 of the Listing Manual Section B: Rules of Catalist of the Singapore Exchange Securities Trading Limited (the “Catalist Rules”) are as follows:

Rule 1006(a)	Net asset value of the assets to be disposed of, compared with the Group’s net asset value	N.A
Rule 1006(b)	Net profits attributable to the assets acquired compared with the Group’s net profits	N.A
Rule 1006(c)	Aggregate value of the consideration given, compared with the market capitalization ⁽¹⁾	1,066%
Rule 1006(d)	Number of equity securities issued as consideration for the acquisition, compared with the number of equity securities previously in issue	N.A
Rule 1006(e)	The aggregate volume or amount of proven and probable reserves to be disposed of, compared with the aggregate of the group’s proven and probable reserves.	N.A

Note:

(1) Based on the pro-rata purchase consideration attributable to the Company of S\$99.1 million and the Company's market capitalization of approximately S\$9.3 million as 31 May 2011 .

Accordingly, the Acquisition constitutes a "Very Substantial Acquisition" within the meaning of Rule 1015 of the Catalist Rules and is conditional upon approval by shareholders in an extraordinary general meeting ("EGM"). This approval from shareholders will be included in the circular and notice of EGM to be sent to shareholders mentioned in our announcement dated 18 April 2011. Xpress Group, through its subsidiary presently holding approximately 62.7% of the current issued share capital of the Company, has undertaken to approve the Acquisition and will vote in favour at an EGM of the Company to approve the Acquisition.

Financial Effects on the Group

For the time being, it will not be possible or meaningful to illustrate the proforma financial effects of the proposed Acquisition on the Group's net tangible assets per share and loss per share for the financial year ended 31 March 2011, as the financing structure for the proposed Acquisition is yet to be finalized.

Extraordinary General Meeting

As mentioned above, the Company intends to seek shareholders' approval for the Acquisition. A circular setting out, *inter alia*, the information on the Acquisition, together with a notice of the extraordinary general meeting to be convened, will be despatched to shareholders in due course.

Save as disclosed above, none of the directors or controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition.

Documents Available for Inspection

The following documents are available for inspection during normal business hours at the Company's registered office at No. 883 North Bridge Road #15-04 Southbank, Singapore 198785, for a period of three (3) months from the date of this announcement:

- (a) Tender documents; and
- (b) Provisional tender results from the HDB.

BY ORDER OF THE BOARD

Chan Tong Wan

Executive Director

2 June 2011

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor, SAC Capital Private Limited, for compliance with the relevant rules of the Exchange. The Company's Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr. Bernard Lim (Telephone: 65-6221 5590) at 79 Anson Road #15-03 Singapore 079906.