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PROFIT WARNING

This announcement is made by Xpress Group Limited (the “Company” and together with its subsidiaries, the “Group”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and the potential investors that based on preliminary assessment of the management accounts of the Group and information currently available to the Company, it is expected that the Group will record a loss for the six months ended 30 September 2011 as compared with a profit of approximately HK\$17.3 million for the corresponding period in 2010, which is mainly attributable to, among other things, a reduction in the fair value gain on investment properties and a net loss in the Group’s realized and unrealized marketable securities.

As the Company is still in the course of preparing and finalising its interim results for the six months ended 30 September 2011, which have yet to be confirmed, the information contained in this announcement is only based on the preliminary review on the draft unaudited management accounts of the Group. The unaudited consolidated interim results of the Group for the six months ended 30 September 2011 are expected to be announced by the Company before the end of November 2011.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 31 October, 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, Mr. Wong Tat Keung and Mr. Chan King Fai.