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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 52.4% owned subsidiary of Xpress Group Limited.

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

Hong Kong, 21 November, 2012

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.

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Media Contact: David Lim

Phone Number: +65 9677-3846

Email: david@quotemarks.sg

**Singapore's First Luxury Hotel-Inspired Executive
Condominium, *CityLife@Tampines*, to Open
for E-Applications on 29 November**

- First executive condominium with *Home Concierge Service*, 100 m *Infinity Pool*, fully-equipped *Function Suite*, resort-style landscaping (*Bamboo Boulevard*, three *Aromatherapy Gardens*, and six *Sky Gardens* at various altitudes), and more
- Record-size *Presidential Penthouse Suite* at over 4,000 sft and exclusive 4 & 5-bedroom *Skysuites* with a wrap-around open terrace
- Jointly developed by Amara Holdings Limited, Kay Lim Holdings Pte Ltd and SingXpress Land Ltd

Singapore, 21 November 2012 – *CityLife@Tampines* (the "Project"), Singapore's first luxury hotel-style executive condominium (EC) developed by Tampines EC Pte Ltd – a consortium comprising Amara Holdings Limited, Kay Lim Holdings Pte Ltd and

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SingXpress Land Ltd – will open for E-Applications on Thursday, 29 November.

On the 514-unit EC project, Mr Albert Teo, Chief Executive Officer of Amara Holdings Limited, said, “*CityLife@Tampines* will bring EC living to a whole new level: a covetable cross between luxury-hotel dwelling and the cosy comforts of home. EC home buyers can expect hotel-inspired facilities, styling, ambiance and services. Imagine sun-tanning on the lounge of the longest infinity pool in an EC, and access to free WiFi to request for concierge service at just a tap of your smart-phone device. This is luxury-hotel lifestyle right at home.”

Offering 2/3/4/5-bedroom, dual-key, *Skysuite* and penthouse units, *CityLife@Tampines* boasts a host of luxury hotel-inspired design features and services, including the *Home Concierge Service*, a 100 m *Infinity Pool*, resort-style landscaping (*Bamboo Boulevard*, three *Aromatherapy Gardens*, and six *Sky Gardens* at various altitudes), complimentary fibre broadband service* to all households, complimentary WiFi at common areas, and designer-brand fittings and appliances.

* Subject to terms and conditions

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CityLife@Tampines offers a number of unique unit designs, such as *Skysuites*, which are exclusive 4 and 5-bedroom units with living/dining room that opens out to a wrap-around open terrace just below the penthouse floor. The one-and-only *Presidential Penthouse Suite* with a sprawling size of over 4,000 sft will likely be the largest of its kind for ECs. There will also be 3 and 4-bedroom dual-key units.

CityLife@Tampines is set in the heart of Tampines Regional Centre, which houses Singapore's second largest commercial hub outside of the CBD. Tampines Regional Centre is also earmarked as the future logistics hub of Singapore.

"Tampines is definitely one of the most "happening" residential estates in Singapore. Where in Singapore can you find a CPF Board branch office, IKEA's flagship store, the intersection of Downtown MRT Line and East West MRT Line, and Singapore's fourth university (Singapore University of Technology & Design) all in one location? Even Japan's leading clothing retail chain, Uniqlo, set up its first Singapore store in Tampines! The well-developed network of amenities and infrastructure in Tampines makes it a bustling and vibrant city in itself.

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EC home buyers today are characterised by a sophisticated home taste and certain degree of affluence. As such, we believe that our luxury hotel-inspired EC homes within the dynamic city of Tampines will appeal to them," said Mr Teo.

CityLife@Tampines will open for E-Applications on 29 November at its sales gallery along Tampines Avenue 7.

(2 photos attached: 100 m *Infinity Pool* and *Skysuite* with a wrap-around open terrace)

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About Amara Holdings Limited



AMARA HOLDINGS LIMITED

Amara Holdings Limited ("Amara") is a home-grown integrated lifestyle group with operations in Hotel Investment and Management, Property Investment and Development, as well as Specialty Restaurants and Food Services. Amara's Property

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Investment and Development operations span across retail, commercial and residential sectors.

An Amara home draws inspiration from natural surroundings while celebrating the good life that one aspires to lead each day. We believe that by creating a blissful lifestyle, one can truly enjoy home and experiences discovered in it.

In a continuous effort to deliver creativity and value to our customers, Amara has developed several highly desired residential projects within Singapore. Our residential portfolio includes The Linear, Residence at Hythe Road, The Abode at Devonshire and Chelsea Village. The property arm of Amara has also recently developed Killiney 118, a six-storey freehold boutique development with close proximity to Orchard Road.

About Kay Lim Holdings Pte Ltd



Started in 1989 as a construction business, Kay Lim Holdings Pte Ltd ("Kay Lim") has established itself as an A1 contractor with the

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Building and Construction Authority (BCA). With extensive experience in the building and construction industry, some of its award-winning projects include the Victoria School and Hostel and HDB's first eco-precinct project, Treelodge@Punggol.

Kay Lim was awarded the Green and Gracious Builder Award by BCA for its effort to address environmental and public concerns arising from construction works. It is also the main contractor for CleanTech One, the first building in Singapore's first eco-business park.

Kay Lim diversified into the property development business in 2010, with its successful launch of Rangoon 88 at Rangoon Road. The company together with SingXpress Land, is also the developer for Pasir Ris One, a DBSS project.

With its commitment towards sustainable environmental protection and delivering quality products, home buyers can be assured that they will be getting value for their money.

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About SingXpress Land Ltd



SGX-Catalist listed, SingXpress Land Ltd (“SingXpress Land” or the “Group”) specialises in property development, real estate investment, real estate coinvesting, property trading and real estate management services. It is backed by a management team and a board of directors with strong financial expertise and experience in property development and management.

SingXpress Land’s distinction as an industry player is in its combined strategy of focusing strongly on design and utilising an “investment banking” approach towards property development. A vision of its Managing Director, Mr Chan Heng Fai, SingXpress Land’s “investment banking” approach is essentially a syndication approach whereby the Group leads in seeking out development sites or other related opportunities, sets the commercial parameters (including the level of debt and equity) and then brings in co-investors and joint venture partners, playing as far as possible a lead or co-lead role for the duration of such projects.

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In March 2012, SingXpress Land has sold out all units of Charlton Residences (previously Foh Pin Mansion) within four months after its launch. Following that feat, SingXpress Land successfully launched Pasir Ris One in April 2012, a DBSS development adjacent to Pasir Ris MRT.

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 Singapore Exchange Securities Trading Limited (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. Ong Hwee Li (Telephone: 65-6221 5590) at 1 Robinson Road, #21-02 AIA Tower, Singapore 048542.



