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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 62.82% owned subsidiary of Xpress Group Limited.

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

Hong Kong, 11 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.


MISCELLANEOUS

* Asterisks denote mandatory information

Name of Announcer *	SINGXPRESS LAND LTD.
Company Registration No.	198803164K
Announcement submitted on behalf of	SINGXPRESS LAND LTD.
Announcement is submitted with respect to *	SINGXPRESS LAND LTD.
Announcement is submitted by *	Wong Shui Yeung
Designation *	Chief Financial Officer
Date & Time of Broadcast	11-Oct-2011 18:24:16
Announcement No.	00070

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	SingXpress Land Ltd presentation to investors in Singapore
Description	The attached announcement issued by SingXpress Land Ltd on the above matter is for information.
Attachments	 SXL_Presentation.pdf Total size = 3275K (2048K size limit recommended) Total attachment size has exceeded the recommended value

PRESENTED BY
Tony Chan

An investment banking approach to property

Contents

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Investment Merits

Investment Merits

- Leverage on Parent (Xpress Group Limited)
 - Property experience, financial expertise & financial strength
- In Singapore's property development market
 - HDB, private condo and cluster housing
 - Wide footprint
- Investment banking approach
 - seeks out development sites or related opportunities bringing in co-investors and joint venture partners
- Attractive investment ratios
 - PE Ratio – 2.83× (Based on 7 Oct, 2011 close of 1.5 cents)
 - NAV – S\$13.4 million; 3.6 cents per share

Business Strategy

Business Strategy

- Industry outlook
 - Stable economic environment, government policies, promising returns in medium to longer term from Singapore property sector
 - Long term - to anticipate stable growth and moderate profitability from Singapore's public housing
- Leveraged potential opportunities in Singapore's property sector
 - Island nation's economic progress
 - Rising affluence
 - Sound government policies
 - Increasing demand for housing from all segments

Business Strategy

- Property-related businesses focused on public housing and niche private residential segments in Singapore
- Two-pronged property development strategy:
 - 1 . Develop high-end “design intensive” luxury public and private housing in Singapore:
 - high end luxury cluster housing
 - luxury condominium project
 - truly “designer home” DBSS development
 2. Property management services and recurring rental income from unsold properties, complements development

Business Strategy

- Employs an "investment banking" approach to property acquisition and development
- Strong financial background and skill of Board and senior management
- Create an eco-system of partners for financing, development and management of properties

Property Portfolio

Hong Kong Property Investments

35 Apartments in Hong Kong

Strategy:

Secondary market

Target affordable private condos along the MTR line

Cost-effectively upgrade to improve valuations and yields

Retain for recurring income



SOUTHBANK SOHO

North Bridge Road

99-year lease hold condominium

Owns 5 units in this SOHO block

Market value has increased since their acquisition



* Artist's impression

Southbank SOHO



* Artist's impression

CHARLTON RESIDENCES

Charlton Road, Kovan

To launch early November 2011
21 units freehold Cluster Housing



Charlton Residences
Launching Nov 2011

* Artist's impression



* Artist's impression

SINGXPRESS MANSION

Balestier Road

To launch 2H2012

20 storey

Luxury Condos

50 units, free-hold apartments



* Artist's impression

SingXpress Mansion
Launching late 2012

DESIGN, BUILD & SELL SCHEME (DBSS)

Pasir Ris Central

Acquired the final DBSS project

To launch 1H2012

To develop 454 apartments

Bringing private housing designs to public housing



* Artist's impression

Pasir Ris Central DBSS
Launching early 2012



DBSS
DESIGNER
HOMES



Core Businesses

Core Businesses

5 CORE BUSINESSES

PROPERTY
DEVELOPMENT

REAL ESTATE
CO-INVESTING

PROPERTY
TRADING

REAL ESTATE
INVESTMENT

REAL ESTATE
MANAGEMENT

Rights Issue

Rights Issue

- Announced on 25 Aug '11
- The Rights Issue is renounceable and the public portion is underwritten by Philips Securities Pte Ltd
- Issued to reduce net gearing and to complete funding for the DBSS project
- New ordinary shares issued - 2,976,032,000
adding up to 3,369,519,464 after the Rights Issue (8 rights per share)

Rights Issue

- Rights Issue to raise \$30 million
- Issue price – S\$0.01 per share
- Proceeds :
 - Repay part of Xpress Group Limited's initial loan funding the DBSS project (\$18,655,040)
 - The balance will finance working capital relating to the DBSS project

Financial Highlights

Financial Position

- Profit before tax increased from a loss of S\$1.24 million (period ended Dec '09) to a profit of \$2.36 million (period ended Mar '11)
- March 31, 2011 (FY2011) NAV \$13.4 million
- NAV per share increased from 1.34 cents (31 Dec '09) to 3.61 cents (31 Mar '11)
- Our DBSS project was subsequent to the last reporting period and is not yet reflected in financial statements.

Media Feature

Press Articles:

- 1) The Edge, September 12, 2011 “SingXpress Land Steadily Builds Niche as DBSS and EC developer with Pasir Ris Site”
- 2) The Edge , September 12, 2011 “SingXpress Land also keen on rental-property segment”
- 3) The Business Times, October 10, 2011 “SingXpress to debut S’pore Project”
- 4) Lianhe Zaobao , October 11, 2011

Summary

Summary

- Strong parent support allowing accelerated business progress
- In first year – already 3 projects: 2 ebloc and 1 DBSS
- Highly focused exposure to the Singapore property development market: \$13.4 million equity; \$330 million in projects
- Envisioned to be a “platform” for Singapore property development and investments
- Strong investment banking background of the board and management – intend to act as a “lead manager” in syndicated projects, with an aim of improving returns, asset quality and diversification.
- Rights offering - 8 rights per 1 share, \$0.01 per new share.
- www.singxpressland.com



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Thank You

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