

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 52.40% owned subsidiary of Xpress Group Limited.

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

Hong Kong, 3 October, 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.

SINGXPRESS LAND LTD.
(Company Registration No. 198803164K)
(Incorporated in Singapore)

**PROPOSED SUBSCRIPTION OF CUMULATIVE NON-REDEEMABLE
CONVERTIBLE NON-VOTING PERPETUAL PREFERENCE SHARES IN THE
COMPANY - RECEIPT OF LISTING AND QUOTATION NOTICE**

Unless otherwise defined, all capitalized terms used herein shall bear the same meanings ascribed to them in the Circular dated 5 September 2012 (the “Circular”).

The Board of Directors (the “**Board**” or “**Directors**”) of SingXpress Land Ltd. (the “**Company**”) refers to the Company’s Circular on the proposed subscription of S\$94,400,000 in aggregate principal amount of cumulative non-redeemable convertible non-voting perpetual preference shares (the “**CCPS**”) in the Company (the “**Proposed Subscription**”).

The Board is pleased to announce that the Company has on 2 October 2012 obtained the listing and quotation notice (the “**Notice**”) from the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) to proceed with the listing and quotation of the 8,000,000,000 new ordinary shares in the capital of the Company arising from the conversion of the 80 new CCPSs (the “**Conversion Shares**”) to be issued to Haiyi Holdings Pte. Ltd., subject to the following conditions:

- (a) compliance with the SGX-ST’s listing requirements; and
- (b) Shareholders’ approval for the Proposed Subscription at the extraordinary general meeting of the Company to be convened.

The Notice from the SGX-ST is not an indication of the merits of the Proposed Subscription, the CCPSs, the Conversion Shares, the Company, its subsidiaries and their securities.

Pursuant to the terms of the Subscription Agreement and as set out in paragraph 3.3 of the Circular, completion of the Proposed Subscription is conditional upon the fulfilment of certain conditions precedent, including *inter alia*, the receipt of the Notice. As all conditions precedent has been met, accordingly, completion of the Proposed Subscription is expected to take place on 9 October 2012.

BY ORDER OF THE BOARD

Chan Tong Wan
Executive Director
3 October 2012

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. Bernard Lim (Telephone: 65-6221 5590) at 1 Robinson Road, #21-02 AIA Tower, Singapore 048542.