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**XPRESS GROUP LIMITED**

*(Incorporated in Hong Kong with limited liability)*

(Stock Code: 185)

**DISCLOSEABLE TRANSACTION  
DISPOSAL OF PROPERTY**

On 14 November, 2011, the Vendor entered into the Agreement with the Purchaser to grant to the Purchaser the option to acquire the Property at a consideration of S\$6,850,000 (approximately HK\$41,443,000).

The Disposal constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

Singapore Service Residence Pte Ltd, an indirect wholly-owned subsidiary of Xpress Group Limited ("Company"), entered into a conditional option agreement ("Agreement") with the Purchaser to grant to the Purchaser the option to acquire a property situated at No. 239 Arcadia Road, #03-04 The Arcadia, Singapore 289845 ("Property") at a consideration of S\$6,850,000 (approximately HK\$41,443,000) ("Disposal").

**THE PROPERTY**

Date of the Agreement:	14 November 2011
Vendor:	Singapore Service Residence Pte Ltd., an indirect wholly-owned subsidiary of the Company
Purchaser:	An individual who is, to the best of the Directors' knowledge, information and belief having made all reasonable enquiry, third parties independent of the Company and connected persons of the Company.
Property:	No. 239 Arcadia Road, #03-04 The Arcadia, Singapore 289845
Option money:	S\$68,500 (approximately HK\$414,000) was paid by the Purchaser upon signing of the Agreement
Sale price (including the Option money)	S\$6,850,000 (approximately HK\$41,443,000) payable in cash
Date of completion:	on or before 23 January 2012
Condition for completion:	subject to the exercise of the right on the Agreement on or before 28 November, 2011 and conditional on good title and satisfactory reply to legal requisitions to the usual Government Departments and Land Transport Authorities of Singapore

Upon exercise of the right on the Agreement, the Purchaser shall pay S\$685,000 (approximately HK\$4,144,000) (including the Option money) to the Vendor and the balance of the Sale price shall be paid at the date of completion.

#### **REASONS FOR AND BENEFITS OF THE DISPOSAL**

The Company and its subsidiaries (“Group”) is engaged in property development and property trading and investment, treasury investments and hotel operation.

The Property has a total gross floor area of approximately 6,566 sq. ft. and is currently being rented out to a tenant under a tenancy agreement, expiry on 14 September 2012 for a monthly rent of approximately S\$16,500 (approximately HK\$ 100,000).

The terms of the Agreement and the sale price for the Property have been determined after arm’s length negotiations between the parties by reference to the recent transaction of the similar type of units in the property market. No independent valuation was carried out for the Property. The Directors are of the view that the Disposal are in the interest of the Group and the terms of Disposal in the Agreement are in normal commercial terms, which are fair and reasonable and in the interests of the shareholders of the Company as a whole as it provides an opportunity to the Company in realizing its asset with a profit. If the option is exercised, it is estimated that a gain on disposal of approximately S\$130,000 (approximately HK\$787,000) will be recorded by the Group. If the conditions of the Agreement cannot be fulfilled on or before 28 November 2011, the option money will be forfeited to the Vendor and the option will be expire and shall be null and void and neither party shall have any claims against the others.

The proceeds received upon completion of the Disposal will be used as working capital of the Group.

#### **GENERAL**

The Disposal constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

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

**Hong Kong SAR, 15 November, 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.*