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DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

On 11 January 2010, the Purchaser entered into the Agreement with the Vendor for the acquisition of the Property at a consideration of HK\$32,016,000.

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

Heng Fung Capital Company Limited, a wholly-owned subsidiary of Xpress Group Limited (“Company”), entered into a provisional sale and purchase agreement (“Agreement”) to purchase a unit situated at 30th Floor, Wyndham Place, 44 Wyndham Street, Hong Kong and car park no. C8 on 2nd Floor, Wyndham Place, 44 Wyndham Street, Hong Kong (“Property”) at a consideration of HK\$32,016,000 (“Acquisition”).

THE PROPERTY

Date of the Agreement: 11 January 2010

Vendor: A company which is and whose beneficial owners are, 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.

Purchaser: Heng Fung Capital Company Limited, a wholly-owned subsidiary of the Company.

Agent: A property agent company which is and whose beneficial owners are, 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: 30th Floor, Wyndham Place, 44 Wyndham Street, Hong Kong and car park no. C8 on 2nd Floor, Wyndham Place, 44 Wyndham Street, Hong Kong

Sale price: HK\$32,016,000 payable in cash and the payment schedule is as follows:

- HK\$1,600,800, being the initial deposit, was paid by the Purchaser to the Vendor at the time of signing of the Agreement;

- HK\$1,600,800, being the further deposit, is payable to the Vendor upon signing of the formal sale and purchase agreement which is scheduled on or before 26 January 2010; and
- the balance of the purchase price of HK\$28,814,400 is payable to the Vendor on or before 29 March 2010.

Date of completion: on or before 29 March 2010

Agent's commission: In consideration of the services rendered by the Agent to the Purchaser, the Purchaser shall also pay to the Agent an agency fee of HK\$320,160 on or before 29 March 2010.

Formal sale and purchase agreement is scheduled to be signed on or before 26 January 2010 and completion of the Acquisition is scheduled to take place on or before 29 March 2010.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Company and its subsidiaries ("Group") is engaged in property investment, financial services and securities investments, including corporate finance, consumer finance and hotel operation.

The Property has a total gross floor area of approximately 3,480 sq. ft. plus a car parking space.. Upon completion, the Vendor will lease back the Property for a monthly rental of HK\$87,000 which will be expired on 29 March 2011 and the Vendor has the rights to extend the lease for six months at the then market rent. The Company intends to use the Property as investment purpose by way of rental income.

The purchase price was determined after arm's length negotiations between the Vendor and the Group with reference to the prevailing market value of the Property of HK\$32,016,000 which was provided by the Agent taking account of the market value of properties of comparable size and quality in the nearby area where the Property is located. No independent valuation of the Property was carried out by the Group. It is expected that the purchase price and the agency fee will be financed by internal resources and/or banking financing details of which will be further considered and decided by the Group.

The Directors do not expect any significant financial impact on the Group due to the Acquisition. The Directors believe that the Acquisition can also enhance the property portfolio of the Group and is in the interests of the Company and its Shareholders as a whole. The Directors consider the terms of the Acquisition to be fair and reasonable.

GENERAL

The Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules").

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

Hong Kong SAR, 12 January 2010

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. Joao Paulo Da Roza and Mr. Wong Tat Keung.