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XPRESS GROUP LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 185)

**DISCLOSEABLE TRANSACTION
DISPOSAL OF PROPERTY**

On 26 January, 2010, the Vendor entered into the Agreement with the Purchaser to grant to the Purchaser the option to acquire the Property at a consideration of CAD2,680,000 (approximately HK\$19,714,000).

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

Global Growth Management Inc., 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 981 Nelson Street, Vancouver, British Columbia, Canada (“Property”) at a consideration of CAD2,680,000 (approximately HK\$19,591,000) (“Disposal”).

THE PROPERTY

- Date of the Agreement: 26 January 2010
- Vendor: Global Growth Management Inc., an indirect wholly-owned subsidiary of the Company
- Purchaser: 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. The purchaser’s principal activities were engaged in the educational service in English programs and training courses.
- Property: 981 Nelson Street, Vancouver, British Columbia, Canada
- Option money: CAD25 (approximately HK\$183) was paid by the Purchaser upon signing of the Agreement
- Sale price: CAD2,680,000 (approximately HK\$19,591,000) and the payment is agreed as follows:
- (i) Initial deposit: CAD100,000 (approximately HK\$731,000) within 7 days upon signing of the Agreement.
 - (ii) Further deposit: CAD380,000 (approximately HK\$2,778,000), on the date of satisfactory of the precedent conditions on or before 17 February 2010.
 - (iii) Balance of purchase price: CAD2,200,000

(approximately HK\$16,082,000), on or before the date of completion.

Date of completion: on or before 10 March 2010

Condition for completion: The Agreement is subject to and conditional upon the Purchaser's:

- (i) satisfactory inspection of the Property,
- (ii) satisfactory review commercial strata minutes;
- (iii) an independent appraisal of the Property; and
- (iv) extension of term with the exiting tenant on terms and conditions satisfactory to the Purchaser.

REASONS FOR AND BENEFITS OF THE DISPOSAL

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 9,537 sq. ft. and is currently being rented out to a tenant under a tenancy agreement, expiry on 31 May 2010 for a monthly rent of approximately CAD21,000 (approximately HK\$156,000).

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 CAD250,000 (approximately HK\$1,828,000) (on the basis of the difference between the consideration for the Disposal and the carrying value of CAD2,430,000 of the Property) will be recorded by the Group. If the conditions of the Agreement cannot be fulfilled on or before 17 February 2010, 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, 27 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.