



firm foundation, forward direction

SingXpress Land Ltd | A Trusted Developer



Designing Distinctive Living For Tomorrow

We design and build structures that define a new property landscape – distinctively creative and utilising resources and materials that are relevant to evolving conditions.

This futuristic approach to property development springs from our deeply rooted commitment to create not just buildings but vivid symbols of creativity that inspire contemporary living and go beyond the ordinary.

foundation

From a sturdy tree, a young branch sprouts and stretches itself out. A picture of promise and potential, it begins to strengthen, shoot green leaves, and bear sweet fruits. A strong connection enables the flow of nourishment from the trunk to the branch, assuring a steady growth. So it is with SingXpress Land Ltd, borne and developed from a sturdy company, the Hong Kong based Xpress Group Limited. A company that has stayed firmly planted and flourishing all through the many seasons it has run and developed its businesses, establishing a stronghold in the vast field of property development.





position

SingXpress's impressive lineage boasts more than 40 years of combined experience in property development and management. Given this asset, it is ready to leverage on positioning itself and in making the most of its privileged standing to carve a bright future for the company.

growth

SingXpress' strong foundation is its catalyst for success. Success however is a continuous journey and the power to sustain it is found in knowing how to capitalise on one's strength and advantage. This power is then cultivated among each member of the company such that success becomes a collective pursuit. SingXpress has been operating on this basis since its inception. The journey has so far been valuable and the results have been rewarding.





A Dream Springs Forth, A Future Begins

SingXpress' parent company, Hong Kong based and listed Xpress Group Limited, which has a **forty year track record in hospitality management and securities investment also lends a sturdy support to SingXpress in all its projects and in its business direction.**

SGX-Catalist listed, SingXpress Land Ltd ("SingXpress") specialises in property development, real estate investment, real estate co-investing, property trading and real estate management services. It is backed by a management and board with strong financial expertise and experience in property development and management.

SingXpress, which already manages residential properties in Hong Kong made its foray into Singapore's property market in 2010. Since then, SingXpress has made two acquisitions of en bloc (collective sale) property sites – Charlton Residences @ 1 Charlton Road and SingXpress Mansions at Balestier Road – and successfully bid for a HDB DBSS ("Design, Build and Sell Scheme") public housing project in Pasir Ris.

SingXpress' parent company, Hong Kong based and listed Xpress Group Limited, which has a forty year track record in hospitality management and securities investment also lends a sturdy support to SingXpress in all its projects and in its business direction.

Accordingly SingXpress' management and board firmly believe that this vast experience and strong background in property will enable it to leverage on forthcoming opportunities in Singapore's dynamic property market.



Mr. Yeo Wee Kiong
Chairman

Chairman's Message

Over the coming years, our Group intends to create a new era for real estate in Singapore. It has taken us several years to reach where we are today. Initially listed on the second board of the Singapore Stock Exchange as an interior fit out firm in July 2002, through a process of corporate changes, we have become a developer of cluster terrace housing and mid market high rise apartments. In June 2011, we successfully bid on and won a S\$120 million land site on which we are developing high end HDB flats under the Singapore government design and build housing scheme.

Singapore is especially suited for our Group to take an unique approach to real estate projects. There are several drivers. First, it is sophisticated and capital ready— from high net-worth individuals and family offices to cash rich companies and real estate private equity funds. Then there is a highly developed base of real estate professionals, architects, designers, project managers, valuers, advisers, marketing agencies. Complementing these is a banking system that is up to the task of project, development or investment financing. To top it all, when real estate assets are completed and managed into attractive yielding investments, there are ready exit opportunities as they can be bought over or transformed into listed real estate investment trusts (REITs). Singapore's tax laws and listing regime are conducive to real estate funds and REITs which has propelled REIT market capitalization on the Singapore stock exchange to lofty levels ranking only behind those of Japan and Australia.

So our Group plan is to leverage on all of these strengths. We will be taking a pro-active approach to originate, co-manage or co-lead real estate projects. In such projects, we aim to invest a part of the capital that is required while working with co-investors and bankers for the rest of the funding. We will keep an open mind to seek out reputable strategic partners, and nurture a pool of possible co-investors and we are fortunate as we can leverage on the strength and support of our parent company; Xpress Group, which is listed on the Hong Kong Stock Exchange.

We welcome partners and co-investors of like mind to join hands in our ventures ahead!

Managing Director's Message

Living up to our corporate name, SingXpress, we capture the Singaporean spirit of expression. The strength, the verve, and the vision of a spirit that has enabled us to be a company known for excellence in artistry and industry stemming from our parent company, Xpress Group Ltd. and steadily flowing onto us. We take delight in knowing that our projects influence and serve the public and the places where we are planted in. To see people pass by our structures and stop to stare in admiration warms our heart and fuels our passion. To hear our clients commend us for a job well done and for our service that exceeds their expectations inspires us to advance even more in all of our businesses.

Our past, current, and future development projects all expressively portray our commitment to not only build structures but to serve people's need for space, security, serenity, and sparkle. As a company, we continue to imagine and create structures of quality, utility, and creativity that significantly adorn and revitalise the cities of Singapore and Hong Kong and serve their people, businesses, tourism, and development needs. This we have successfully done in the years we have been in the industry through our in-house expertise and our parent company's support working well together to keep us moving along the path of ingenuity and excellence. This is something I am proud of and commit myself to sustaining and empowering. Our unified efforts have brought us to places of opportunities and distinction and I have the honor of leading our company further.

With our keen eye for opportunities, advantageous position, and corporate capability, we raise our standards and strive to deliver beyond creative and business expectations. Within us is a current of imagination and initiative that drives us to see possibilities. That is what we are and how we have been working, a company that develops our people and resources, and from there goes on to develop projects, communities, and cities, bringing a strong and positive impact on people's way of doing business, living, and thriving.



Mr. Chan Heng Fai
Managing Director

Director's Message



Mr. Chan Tong Wan
Director

“I say it’s about precise vision and sound foresight combined with making the right decisions and taking the right actions that leads a company to the right course.”

Director's Message



Mr. Chan Tung Moe
Director

“We are committed to delivering superior asset growth by making optimal investment decisions through rigorous planning, research and analysis, whilst always keeping prudent risk management as an overriding priority.”

Upholding A Tradition of Excellence

At SingXpress' very core is the **tradition of excellence bequeathed to it by its parent company**. Thus, in each of its business interests and activities, **the mark of excellence can easily be seen**.

At SingXpress' very core is the tradition of excellence bequeathed to it by its parent company. Thus, in each of its business interests and activities, the mark of excellence can easily be seen. From identifying opportunities, strategic planning, design conception, to execution and service management, SingXpress is in the serious business of upholding its commitment to excellence and delivering nothing less than premium quality which is the only thing known to it and practiced across all of its lines of business.

As a company that knows its foundation, values, and identity, it is confidently running its course with foresight and verve resulting in promising growth. Our strategic growth plan consists of continuing to tap capital markets while syndicating and participating in future real estate projects in order to widen and diversify our investment and development base. With our advantageous position and strong support from our parent company, SingXpress is a testament to how a strong bond and a shared value for excellence are able to open doors of opportunities, fortify a company's core, and solidify its growth.



XAPRESO
Group
特速集团



Quintessentially **Asian**

Our central aim is to create and develop iconic residential and business structures in Singapore and Hong Kong. **We strive to strategically manage all our resources and proficiencies** and direct them towards **fortifying and entrenching our presence and stronghold in these markets.**



Hong Kong



Singapore

Our central aim is to create and develop iconic residential and business structures in Singapore and Hong Kong. We strive to strategically manage all our resources and proficiencies and direct them towards fortifying and entrenching our presence and stronghold in these markets. It is also our aim to become known as a quintessential Asian developer whose passion for high quality aesthetics, service, and value is beyond question and longevity.

Aware of our long-term goals, we set a standard high for ourselves, and deliver uncompromised value to our clients and investors.

Shaping the Singapore Skyline

Our capacity to envision and create carries us onto the path of building iconic structures and landmarks that will help shape the future of the Singapore cityscape, adding more artistry to Singapore's urban space canvas.

We take pride in all our property development and investment projects. Thus, in each of our activities, from planning, to site exploration, to groundbreaking, to structural completion, to marketing and maintenance, and fostering partnerships, we utilise nothing less than the best practices in the industry. All our Singapore projects are built on the basis of integrity and excellence in quality.

The current projects we have – Charlton Residences, SingXpress Mansions, Pasir Ris Central DBSS project all tell the tale of our hard work and dedication to our engineering and designing craft evident in every part of their structure and architectural design. Our future projects - the SingXpress Tower, the Tree Tower, and the Courtyard Villa are set to trumpet the same chronicles of artistry and design innovation across the expanse and skylines of Singapore. Our capacity to envision and create carries us onto the path of building iconic structures and landmarks that will help shape the future of the Singapore cityscape, adding more artistry to Singapore's urban space canvas.

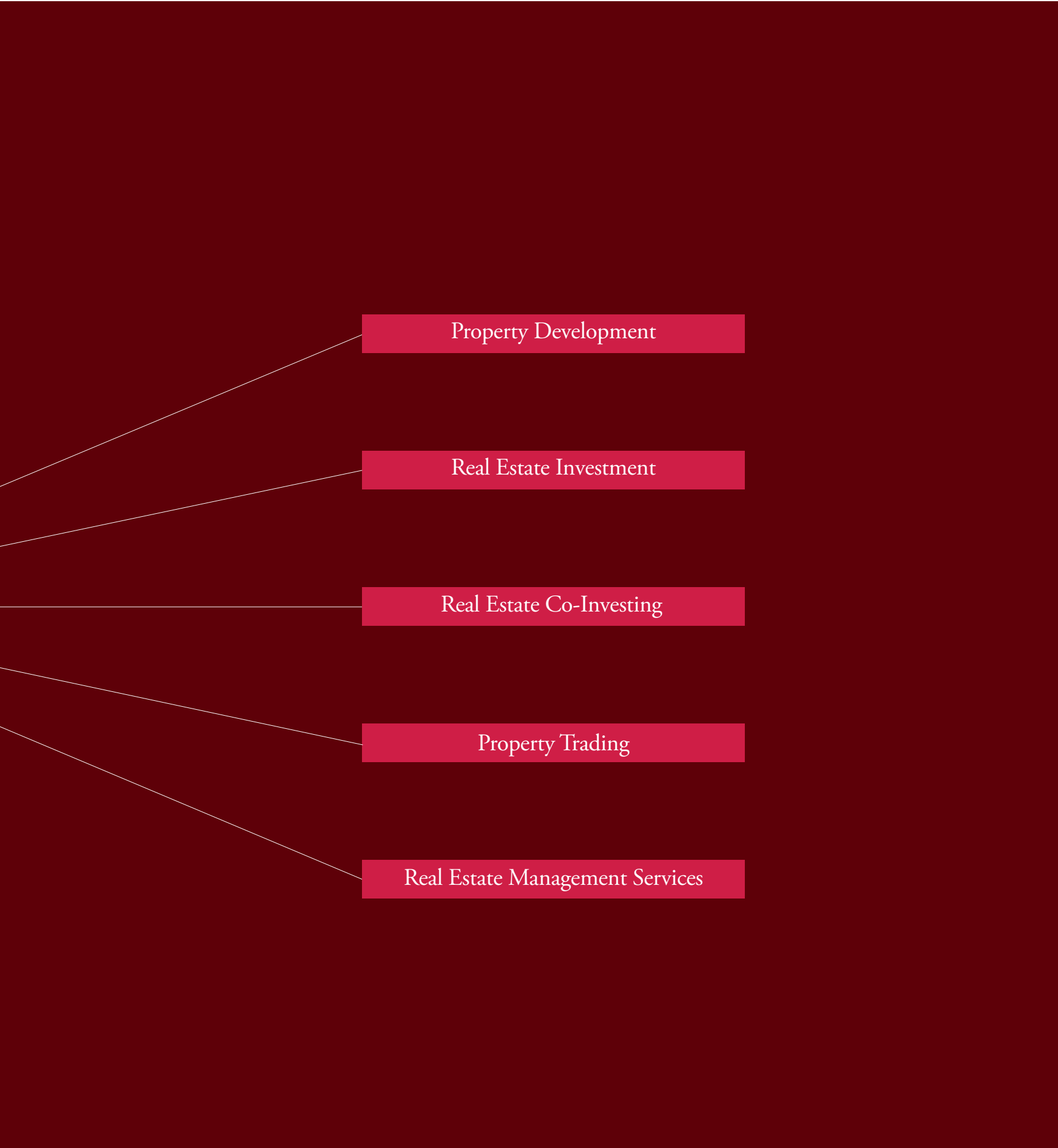


SingXpress Land Ltd
Business Structure

5 DIVISIONS

SingXpress Land Ltd will continue to
expand its five core business divisions:

Property Development
Real Estate Investment
Real Estate Co-Investing
Property Trading
Real Estate Management Services



Property Development

Real Estate Investment

Real Estate Co-Investing

Property Trading

Real Estate Management Services

Designer Homes For Singapore's Public Housing Design, Build and Sell Scheme (DBSS)/Executive Condominium

As the first to build designer homes for HDB, we look forward to creating residences that cater to stylish and active Singaporean lifestyles at affordable prices and widening our market reach at the same time.

SingXpress joins hands with Singapore's Housing and Development Board to develop the way it responds to the housing needs and changing preferences of its citizens. This HDB partnership presents a valuable opportunity for us to bring our design capabilities to a wider audience and larger market.

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DESIGNER HOMES



Firm Foothold In Home Base, Hong Kong

the company has entrenched itself in the entry-level private property market; a segment that shows promising growth in the years to come.



From: 東周刊 Vol. 362, 4th August 2010



SingXpress' foothold in its home base Hong Kong is strong. With more than 34 property investments strategically located around MTR stations across the country, the company has entrenched itself in the entry-level private property market; a segment that shows promising growth in the years to come.

**CREATING
DESIGNER
HOMIES**

Property Portfolio

Hong Kong Property Investments **35 apartments**

Singapore Property Investments **Southbank SOHO**

- SingXpress Land Ltd owns 5 units of the SOHO block.
- Xpress Group owns 53% of the SOHO block.

Singapore Property Developments **Charlton Residences**

- SingXpress Land Ltd owns 80% of the development.
- A.C.T. Holdings Pte Ltd owns 20% of the development.

SingXpress Mansions

- SingXpress Land Ltd owns 90% of the development.
- Xpress Group owns 10% of the development.

Pasir Ris Central **Design, Build & Sell Scheme / DBSS**

- SingXpress Land Ltd owns 80% of the development.
- Kay Lim Holdings Pte Ltd owns 20% of the development.

Future Projects

SingXpress Tower
The Tree Tower
Chinese Courtyard



SingXpress Property Investments

Southbank SOHO, Singapore



Completed in 2009, Southbank – a 99-year leasehold condominium located at 881-883 North Bridge Road Singapore – is a place where the serene nature, the sparkling city, and the cultural hub converge. The 60-unit SOHO block comes in single-storey high ceiling unit or a duplex. As SOHO units allow dual uses, they are designed with versatility where the owner has the freedom of styling it for home or work or both. Its MRT and inner-city location with seamless connection to Marina Promenade and Kallang River, its breathtaking views of river to the sea, and its place in a district filled with arts, academic, sports and cultural richness make it a convenient lifestyle and nature-based residence for Singaporeans.

- SingXpress Land Ltd owns 5 units of the SOHO block.
- Xpress Group owns 53% of the SOHO block.



SingXpress Property Developments

SingXpress Mansions Singapore

SingXpress Mansions brings people to
optimum city living and beyond.

SingXpress Mansions breathes city living. Located at 235 Balestier Road, the old Waldorf Mansions was completed in 1991 as an 11-floor apartment building. This residential property is soon to be redeveloped into a modern 20-storey, 50 freehold-apartment edifice nestled within the vicinity of convenience, pleasure, and necessities. As it is in close proximity to 2 major expressways – PIE and CTE – with neighbouring amenities like shopping centres, supermarkets, food and entertainment establishments, as well as prestigious schools such as Hong Wen School, St Joseph's Institution (junior) and Bendemeer Secondary School, SingXpress Mansions brings people to optimum city living and beyond.

A 20-storey luxurious condominium project
to be built in excess of 50 apartments.

- **SingXpress Land Ltd owns 90% of the development.**
- **Xpress Group owns 10% of the development.**

Artist's Impression

Concept Designer: Chan Heng Fai

Architect: Design Metabolists Chartered Architects

SingXpress Property Developments

Charlton Residences Singapore



Artist's Impression

Concept Designer: Chan Heng Fai

Architect: Design Metabolists Chartered Architects



Artist's Impression

Its accessibility to major expressways and the vicinity it shares with **various amenities** makes it an ideal residence of choice for families.

Charlton Residences, previously known as Foh Pin Mansion is serenely situated at 1 Charlton Road, Singapore 539548, amid green and peaceful surrounds. The district 19 freehold development is categorised as Cluster Housing with 21 strata units and is estimated to be completed in the year 2013. The design incorporates total privacy, vitality, and only the finest comforts with its contemporary style complemented with a lap pool, clubhouse, and gym that promote fitness and wellness. It is where a luxuriously relaxing retreat need not be a rare occasion but lived out as a gratifying and inspiring lifestyle. Charlton Residences also offers excellent space and efficient unit layout for generally bigger families. Fitted with high quality contemporary interior finishes with branded fittings, it provides dwellers with maximum style and convenience.

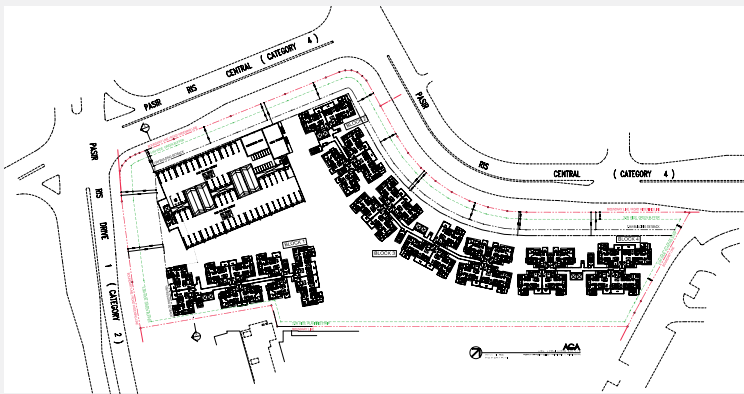
The development is only a 5 min. walk to Kovan MRT, Heartland Mall and Kovan City and a 15 min drive to Orchard shopping belt and the CBD (central business district) area. Its accessibility to major expressways, the vicinity it shares with various amenities, and its privacy and comfort make it an ideal residence of choice for families. All these positively indicate the development's high potential for good rental yield and capital appreciation.

- SingXpress Land Ltd owns 80% of the development.
- A.C.T. Holdings Pte Ltd owns 20% of the development.

SingXpress Property Developments

Pasir Ris Central (Design, Build & Sell Scheme/DBSS) Singapore

DESIGNER
HOMES



Artist's Impression

Concept Designer: Chan Heng Fai

Architect: AGA Architects Pte Ltd

SingXpress embarked on this venture with success as we recently won the bid at S\$123.9m for a DBSS project to be developed on a 16,388.2 sqm site in Pasir Ris Central with a maximum permissible Gross Floor Area (GFA) of 40,970.5 sqm (2.5 times plot ratio), targeted to be comprised of over 450 apartments.



DBSS homes are offered for sale under similar eligibility rules as new HDB (Housing & Development Board) homes. These conditions include citizenship, age, family nucleus, income ceiling and past or current ownership in other public or private property. First-time buyers who are eligible receive cash and financing subsidies and are allowed to utilise their pension scheme to assist with their equity payments. Demand is often based on an individual's timing with respect to meeting the criteria, and property locations are often driven by personal circumstances and distance to the MRT. As a result, HDB flats have been in some cases up to 10 times "oversubscribed" in the past and selection goes to a ballot draw.

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Artist's Impression

- SingXpress Land Ltd owns 80% of the development.
- Kay Lim Holdings Pte Ltd owns 20% of the development.

Future Projects: SingXpress Tower *



SingXpress Tower has been envisioned to add a new dimension to contemporary city living, countouring Singapore's skyline with smart engineering and aesthetic design. This green residential and office skyscraper design is intended to help preserve the environment while creatively providing a wholesome living and working environment.

Accordingly, SingXpress Tower seeks to have a single 50 storey block comprised of large units of approximately 12,000 sq.ft. fitted with the latest energy efficient building features and technologies in line with Singapore's green sustainability agenda. Besides having a mechanical cross ventilation system to lessen chilled air consumption in the building, natural energy will be harnessed from the environment by installing solar panels on the roof as well as photoelectrical sensors.

Complementing this will be a SingXpress Club "office living room" that will provide an inviting array of exclusive facilities for tenants such as a café, swimming pool, a gymnasium for sports and yoga, guest houses, and conference rooms.

SingXpress is presently seeking a suitable land parcel in Singapore for this project.

Artist's Impression
Concept Designer: Chan Heng Fai
Architect: Z Architects Ltd

Future Projects: The Tree Tower *



Artist's Impression
Concept Designer: Chan Heng Fai
Architect: Z Architects Ltd

An iconic design that celebrates an ancient Asian concept of nature's bounty, the Tree Tower has been envisioned to deliver a first-of-its kind luxury apartment block in Singapore.

Built like a tree trunk, symbolising a popular concept of life and spiritual learnings, the 50-storey high building will effectively weave in natural elements of sunlight and wind through its unique circular lay-out. A total of more than 200 luxury apartment units with generous balconies and sunshades will provide panoramic views for each unit.

Equally integral to the Tree Tower design is green sustainability. Displaying extensive planters on the facade and solar panels and rainwater reservoirs, the Tree Tower design aims to set a new benchmark in green living.

SingXpress is presently seeking a suitable land parcel in Singapore for this project.

Size of floor plate: 8,000sq.ft

Diameter: 100 ft

6 units per floor

Units size ranging from 650 sq.ft to 1,800 sq.ft

* SingXpress Land Ltd would like to emphasise that the Future Projects namely SingXpress Tower, the Tree Tower and the Chinese Courtyard have been elaborated in this brochure for informational purposes only. All three are still at a very early stage of design conceptualisation only by SingXpress' Managing Director, Mr Chan Heng Fai. The final development of these projects is dependent on securing appropriate land tenders and financing.

Future Projects:
The Chinese Courtyard *

With an **east meets west design fusion** concept, we envision the development of a **super luxury, large scale Chinese courtyard villa** with an Italian design.

A fusion design concept, the Chinese Courtyard has been envisioned as premium luxury villa housing. Marrying modern Italian style with a traditional Chinese housing layout, the Chinese Courtyard will have four large bungalows of two storeys each situated around an oriental lotus pond, a popular image of beauty and hope in ancient folklore.

The integrated compound will boast luxurious and modern facilities such as a swimming pool, mutli-car garages, and a basement wine cellar.

The Chinese Courtyard will be built with the best quality materials and embellished with world-class fixtures.

SingXpress is presently seeking a suitable land parcel in Singapore for this project.



Artist's Impression
Concept Designer: Chan Heng Fai
Architect: Z Architects Ltd



Artist's Impression

Future Projects:
The Chinese Courtyard * (Floor Plan)



Basement Floor GFA :
 1,450sqm (Living)
 350 sqm (Courtyard)

Site Area = 2,812.5 sqm
 Site Coverage = ~35%



Ground Floor GFA :
 800sqm (Living)
 1,000 sqm (Courtyard)



First Floor GFA :
 700sqm

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Completed Projects

Xpress Group's Track Record of over 50 Years

Hong Kong

Housing Estates and Home Ownership Schemes ("H.O.S")

Butterfly Estate, Phase V, H.O.S., Hong Kong
Cheung Ching Estate Phase II Extension, Hong Kong
Cho Yiu Estate, Hong Kong
Choi Wan Estate, Phase IIA, Hong Kong
Choi Wan Estate, Phase IIB, Hong Kong
Choi Wan Estate, Phase III, Hong Kong
Choi Wan Estate, Phase IV, Hong Kong
Fu Shan Estate, Hong Kong
Kwun Tong Central H.O.S., Hong Kong
Lower Wong Tai Sin Estate, Phase III, Hong Kong
Po On Market & H.O.S., Hong Kong
R.A.F. Kai Tak Estate, Phase I & II, Hong Kong
Shek Wu Hui Estate, Phase I, Hong Kong
Sun Chui Estate, Phase III, Hong Kong
Tai Yuen Estate, Phase I, Hong Kong
Tsing Yi Estate, Phase I, H.O.S., Hong Kong
Tsing Yi Tiger's Head Village Resite, Hong Kong
Tung Tau Estate, Phase I, Hong Kong
Wang Tau Home Estate, Phase I, Hong Kong
Wo Che Estate, Hong Kong
Wong Kong Shan Estate, Phase I, Hong Kong
Wong Kong Shan Estate, Phase III, Hong Kong

Hong Kong

Factories

Cheung Sha Wan Flatted Factory, Hong Kong
Fo Tan Yeuk Flatted Factory, Hong Kong
Keng Fong Industrial Building, Hong Kong
Kowloon Bay Flatted Factory, Hong Kong
Kwai Chung Industrial Building, Hong Kong
Kwong Luen Tai factory, Hong Kong
Tuen Mun Area 9, Flatted Factory, Hong Kong

Hong Kong

Residential

217-223 Shanghai Street, Hong Kong
222-224 Queen's Road West, Hong Kong
Cedar Apartments, Hong Kong
Chea Jun House, Hong Kong
Inverness Villas, Hong Kong
Kin Fook Mansions, Hong Kong
King Lam Apartments, Hong Kong
Moreton Terrace, Hong Kong
Rhenish Mansions, Hong Kong
Tak Yan Mansion, Hong Kong
Townhouses at 26 Shouson Hill Road, Hong Kong
Tung Shan Villas, Hong Kong
Villa Dorado, Hong Kong
Y.Y. Mansions, Hong Kong
Yik Kwan Villas, Hong Kong

Completed Projects

Xpress Group's Track Record of over 50 Years

Hong Kong

Offices and Commercial Buildings

Dao Heng Bank Building, Hong Kong

Tai Lee Building, Hong Kong

Tak Yan Commercial Building, Hong Kong

Choi Wan Estate Community Centre, Hong Kong

Fire Services Headquarter, Tsim Sha Tsui East, Hong Kong

Judiciary Building, Gascoigne Road, Hong Kong

Kai Tak Airport, 747 Nose-in-pier No. 1 7 2 7 Bus

Docks, Hong Kong

Kai Tak Airport Terminal Building, Extension, Hong Kong

Kai Tak Airport Terminal Building, Fitting Out work, Hong Kong

Kwai Chung N.T.S.D. Garage, Hong Kong

Ngau Tau Kok Housing / Marketing Complex, Hong Kong

Red Cross Blood Transfusion Centre, Hong Kong

Secondary School, Area 3D, Shatin, Hong Kong

Shatin Lawcourt, Hong Kong

Shun Lee Estate, Secondary School & Community

Centre, Hong Kong

To Kwa Wan Market and Government Office, Hong Kong

Tsuen Wan Multi-storey Carpark & Transport Interchange, Hong Kong

Overseas Project

United States of America

Townhouses, Monterey Park, California

Condominiums, Alhambra, California

Townhouses, Alhambra, California

Canada

Windsor Gardens, Vancouver, Canada

Ladner Pointe, Delta, B.C., Canada

Malaysia

Sri Tunku, luxury condominiums, Malaysia

Singapore

Charlton Residences, 1 Charlton Road, Upper

Serangoon Road, Singapore 21 Luxury Town Houses



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