

**HALF YEAR FINANCIAL STATEMENT ANNOUNCEMENT FOR THE PERIOD ENDED 30/06/2010**

**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS**

**1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.**

|                                                                          | GROUP                                     |                                           |             |
|--------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------|-------------|
|                                                                          | S\$'000                                   |                                           | Change      |
|                                                                          | Half year ended<br>30/06/10<br>("HY2010") | Half year ended<br>30/06/09<br>("HY2009") | %           |
| <b>CONTINUING OPERATIONS</b>                                             |                                           |                                           |             |
| Revenue                                                                  | 794                                       | 196                                       | 305         |
| Cost of sales                                                            | (670)                                     | -                                         | NM          |
| <b>Gross profit</b>                                                      | <b>124</b>                                | <b>196</b>                                | <b>(37)</b> |
| Other operating income                                                   | 4                                         | -                                         | NM          |
| Fair value loss on financial assets at fair value through profit or loss | (128)                                     | -                                         | NM          |
| Fair value gain on revaluation of investment property                    | 600                                       | -                                         | NM          |
| Administration costs                                                     | (663)                                     | (278)                                     | 138         |
| Loss from operation                                                      | (63)                                      | (82)                                      | (23)        |
| Finance costs                                                            | (13)                                      | -                                         | NM          |
| Loss before taxation                                                     | (76)                                      | (82)                                      | (7)         |
| Taxation                                                                 | (102)                                     | -                                         | NM          |
| Loss for the period from continuing operations                           | (178)                                     | (82)                                      | 117         |
| <b>DISCONTINUED OPERATION</b>                                            |                                           |                                           |             |
| Loss for the period from discontinued operation                          | (52)                                      | (123)                                     | (58)        |
| <b>Loss for the period</b>                                               | <b>(230)</b>                              | <b>(205)</b>                              | <b>12</b>   |
| <b>Other comprehensive income:</b>                                       |                                           |                                           |             |
| Foreign currency translation                                             | 36                                        | 169                                       | (79)        |
| <b>Other comprehensive income for the period</b>                         | <b>36</b>                                 | <b>169</b>                                | <b>(79)</b> |
| <b>Total comprehensive loss for the period</b>                           | <b>(194)</b>                              | <b>(36)</b>                               | <b>439</b>  |
| Loss for the period attributable to:                                     |                                           |                                           |             |
| Shareholders of the Company                                              | (230)                                     | (205)                                     | 12          |
| Total comprehensive loss for the period attributable to:                 |                                           |                                           |             |
| Shareholders of the Company                                              | (194)                                     | (36)                                      | 439         |

Loss before taxation is stated after charging the following:

|                               | GROUP                       |                             |        |
|-------------------------------|-----------------------------|-----------------------------|--------|
|                               | S\$'000                     |                             | Change |
|                               | Half year ended<br>30/06/10 | Half year ended<br>30/06/09 | %      |
| Depreciation and amortisation | 9                           | 42                          | (79)   |

**1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.**

|                                                        | Group<br>S\$'000 |              | Company<br>S\$'000 |              |
|--------------------------------------------------------|------------------|--------------|--------------------|--------------|
|                                                        | 30/06/10         | 31/12/09     | 30/06/10           | 31/12/09     |
| <b>Non-current assets</b>                              |                  |              |                    |              |
| Fixed assets                                           | 21               | 27           | 12                 | 19           |
| Investment property                                    | 2,800            | -            | -                  | -            |
| Investment in subsidiaries                             | -                | -            | -                  | -            |
|                                                        | 2,821            | 27           | 12                 | 19           |
| <b>Current assets</b>                                  |                  |              |                    |              |
| Trade and other receivables                            | 1,079            | 368          | 4,231              | 28           |
| Prepayments                                            | -                | 69           | -                  | -            |
| Properties held for sale                               | 7,802            | -            | -                  | -            |
| Financial assets at fair value through profit and loss | 5                | 3,380        | 5                  | 3,380        |
| Cash and cash deposits                                 | 1,331            | 3,508        | 456                | 3,321        |
|                                                        | 10,217           | 7,325        | 4,692              | 6,729        |
| <b>Total Assets</b>                                    | <b>13,038</b>    | <b>7,352</b> | <b>4,704</b>       | <b>6,748</b> |
| <b>Equity and Liabilities</b>                          |                  |              |                    |              |
| <b>Current liabilities</b>                             |                  |              |                    |              |
| Trade and other payables                               | 2,331            | 3,622        | 1,296              | 2,808        |
| Accrued operating expenses                             | 19               | 90           | 14                 | 41           |
| Bank borrowings                                        | 469              | -            | -                  | -            |
|                                                        | 2,819            | 3,712        | 1,310              | 2,849        |
| <b>Net current assets</b>                              | <b>7,398</b>     | <b>3,613</b> | <b>3,382</b>       | <b>3,880</b> |
| <b>Non-current liabilities</b>                         |                  |              |                    |              |
| Bank borrowings                                        | 6,471            | -            | -                  | -            |
| Deferred taxation                                      | 102              | -            | -                  | -            |
|                                                        | 6,573            | -            | -                  | -            |
| <b>Net Assets</b>                                      | <b>3,646</b>     | <b>3,640</b> | <b>3,394</b>       | <b>3,899</b> |
| <b>Equity</b>                                          |                  |              |                    |              |
| Share capital                                          | 21,974           | 21,974       | 21,974             | 21,974       |
| Accumulated losses                                     | (18,856)         | (18,626)     | (18,580)           | (18,075)     |
| Reserves                                               | 328              | 292          | -                  | -            |
| <b>Equity attributable to owners of the Company</b>    | <b>3,446</b>     | <b>3,640</b> | <b>3,394</b>       | <b>3,899</b> |
| <b>Non-controlling interest</b>                        | <b>200</b>       | <b>-</b>     | <b>-</b>           | <b>-</b>     |
| <b>Total Equity</b>                                    | <b>3,646</b>     | <b>3,640</b> | <b>3,394</b>       | <b>3,899</b> |
| <b>Total Equity and Liabilities</b>                    | <b>13,038</b>    | <b>7,352</b> | <b>4,704</b>       | <b>6,748</b> |

**1(b)(ii) Aggregate amount of group's borrowings and debt securities.**

**Amount repayable in one year or less, or on demand**

| As at 30/06/10 |           | As at 31/12/09 |           |
|----------------|-----------|----------------|-----------|
| Secured        | Unsecured | Secured        | Unsecured |
| 469,000        | -         | -              | -         |

**Amount repayable after one year**

| As at 30/06/10 |           | As at 31/12/09 |           |
|----------------|-----------|----------------|-----------|
| Secured        | Unsecured | Secured        | Unsecured |
| 6,471,000      | -         | -              | -         |

**Details of any collateral**

The group's borrowings were secured by the investment property and properties held for sales with an aggregate carrying value of approximately S\$10,602,000.

**1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

| Cash Flow Statement for the period ended 30 Jun 2010                         | GROUP               |                     |
|------------------------------------------------------------------------------|---------------------|---------------------|
|                                                                              | 30/06/10<br>S\$'000 | 30/06/09<br>S\$'000 |
| <b>Cash flow from operating activities</b>                                   |                     |                     |
| Loss before taxation                                                         | (128)               | (205)               |
| <b>Adjustments for:</b>                                                      |                     |                     |
| Write back provision for doubtful debt                                       | -                   | (59)                |
| Depreciation and amortisation                                                | 9                   | 42                  |
| Gain on disposal of fixed assets                                             | -                   | (2)                 |
| Net increase in properties held for sale                                     | (7,802)             | -                   |
| Fair value loss on financial assets at fair value through profit and loss    | 128                 | -                   |
| Fair value gain on revaluation of investment property                        | (600)               | -                   |
| Interest income                                                              | (42)                | (238)               |
| Gain on disposal of a subsidiary                                             | -                   | (149)               |
| Unrealised exchange loss                                                     | 36                  | 169                 |
| <b>Operating loss before working capital changes</b>                         | <b>(8,399)</b>      | <b>(442)</b>        |
| (Increase)/decrease in trade and other receivables                           | (642)               | 182                 |
| Decrease/(increase) in financial assets at fair value through profit or loss | 3,247               | -                   |
| Decrease in trade and other payables                                         | (1,362)             | (408)               |
| <b>Cash flows used in operations</b>                                         | <b>(7,156)</b>      | <b>(668)</b>        |
| Interest received                                                            | 42                  | -                   |
| Income tax (paid)/refunded                                                   | -                   | (15)                |
| <b>Net cash used in operating activities</b>                                 | <b>(7,114)</b>      | <b>(683)</b>        |
| <b>Cash flows from investing activities</b>                                  |                     |                     |
| Purchase of investment property                                              | (2,200)             | -                   |
| Proceeds from disposal of fixed assets                                       | -                   | 102                 |
| Purchase of fixed assets                                                     | (3)                 | (3)                 |
| Interest received                                                            | -                   | 238                 |
| Net cash inflow on disposal of a subsidiary                                  | -                   | 178                 |
| <b>Net cash (used in)/from investing activities</b>                          | <b>(2,203)</b>      | <b>515</b>          |
| <b>Cash flow from financing activities</b>                                   |                     |                     |
| New bank loans                                                               | 6,940               | -                   |
| Capital contribution from minority shareholder of a subsidiary               | 200                 | -                   |
| <b>Net cash generated from financing activities</b>                          | <b>7,140</b>        | <b>-</b>            |
| <b>Net decrease in cash and cash equivalents</b>                             | <b>(2,177)</b>      | <b>(168)</b>        |
| Cash and cash equivalents at beginning of period                             | 3,508               | 6,555               |
| <b>Cash and cash equivalents at end of period</b>                            | <b>1,331</b>        | <b>6,387</b>        |
| <b>Cash and cash equivalents comprise of :</b>                               |                     |                     |
| Cash and bank balances                                                       | 875                 | 978                 |
| Fixed deposits                                                               | 456                 | 5,409               |
|                                                                              | <b>1,331</b>        | <b>6,387</b>        |

**1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

|                                           | Share Capital | Accumulated losses | Employee Share Option Reserve | Foreign currency translation reserve | Total reserves | Minority interest | Total Equity |
|-------------------------------------------|---------------|--------------------|-------------------------------|--------------------------------------|----------------|-------------------|--------------|
|                                           | \$'000        | \$'000             |                               | \$'000                               | \$'000         | \$'000            | \$'000       |
| <b>The Group</b>                          |               |                    |                               |                                      |                |                   |              |
| <b>As at 1.1.2010</b>                     | 21,974        | (18,626)           | -                             | 292                                  | 292            | -                 | 3,640        |
| Total comprehensive loss for the period   | -             | (230)              | -                             | 36                                   | 36             | -                 | (194)        |
| Acquisition of a subsidiary               | -             | -                  | -                             | -                                    | -              | 200               | 200          |
| <b>As at 30.6.2010</b>                    | 21,974        | (18,856)           | -                             | 328                                  | 328            | 200               | 3,646        |
|                                           |               |                    |                               |                                      |                |                   |              |
| <b>As at 1.1.2009</b>                     | 21,974        | (17,471)           | 82                            | 39                                   | 121            | -                 | 4,624        |
| Total comprehensive loss for the period   | -             | (205)              | -                             | 169                                  | 169            | -                 | (36)         |
| <b>As at 30.6.2009</b>                    | 21,974        | (17,676)           | 82                            | 208                                  | 290            | -                 | 4,588        |
|                                           |               |                    |                               |                                      |                |                   |              |
| <b>The Company</b>                        |               |                    |                               |                                      |                |                   |              |
| <b>As at 1.1.2010</b>                     | 21,974        | (18,075)           | -                             | -                                    | -              | -                 | 3,899        |
| Total comprehensive income for the period | -             | (505)              | -                             | -                                    | -              | -                 | (505)        |
| <b>As at 30.6.2010</b>                    | 21,974        | (18,580)           | -                             | -                                    | -              | -                 | 3,394        |
|                                           |               |                    |                               |                                      |                |                   |              |
| <b>As at 1.1.2009</b>                     | 21,974        | (16,583)           | 82                            | -                                    | 82             | -                 | 5,473        |
| Total comprehensive income for the period | -             | 37                 | -                             | -                                    | -              | -                 | 37           |
| <b>As at 30.6.2009</b>                    | 21,974        | (16,546)           | 82                            | -                                    | 82             | -                 | 5,510        |

**1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

During the six months ended 30 June 2010, there was no change in the Company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on.

SINGXPRESS LTD  
(Company Registration No. 198803164K)

As at 30 June 2010 and 31 December 2009, the unissued ordinary shares that may be exercised are as follows:

|                                | Number of shares that may be issued<br>on conversion or exercise of option |          |
|--------------------------------|----------------------------------------------------------------------------|----------|
|                                | 30/06/09                                                                   | 31/12/09 |
| Futuristic Share Option Scheme | -                                                                          | -        |
| Total                          | -                                                                          | -        |

**1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as the end of the immediately preceding year.**

|                                                         | 30/06/10    | 31/12/09    |
|---------------------------------------------------------|-------------|-------------|
| Total number of issued shares excluding treasury shares | 272,004,000 | 272,004,000 |

**1(d)(iv) A statement showing all sales, transfers, disposals, cancellations and/or use of treasury shares as at the end of the current financial period reported on.**

None.

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the auditors.

**3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group has adopted all the new/amended Singapore Financial Reporting Standards ("new/amended FRSs") that became effective on 1 January 2010. Except the adoption of these new/amended FRSs, the Group has consistently adopted the same accounting policies and methods of computations as stated in the audited financial statements of the Group for the year ended 31 December 2009.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The adoption of the new/amended FRSs does not have any material financial impact on the Group's financial statements.

6. **Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

|                                                                                            | GROUP         |               |
|--------------------------------------------------------------------------------------------|---------------|---------------|
|                                                                                            | 30/06/10      | 30/06/09      |
| Loss per ordinary share for the half year based on net loss attributable to shareholders:- |               |               |
| Basic                                                                                      | (0.084) cents | (0.075) cents |
| Diluted                                                                                    | (0.084) cents | (0.075) cents |

**Weighted average number of shares table**

|                                                                             | GROUP       |             |
|-----------------------------------------------------------------------------|-------------|-------------|
|                                                                             | 30/06/10    | 30/06/09    |
| Weighted average number of shares for calculation of basic loss per share   | 272,004,000 | 272,004,000 |
| Weighted average number of shares for calculation of diluted loss per share | 272,004,000 | 272,004,000 |

500,000 share options granted to Directors of the Company under the Futuristic Share Option Scheme have not been included in the calculation of diluted loss per share for HY2009 because they are anti-dilutive for the current and previous period presented.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-**
- (a) current financial period reported on; and  
(b) immediately preceding financial year

|                                                                  | GROUP          |                | COMPANY        |                |
|------------------------------------------------------------------|----------------|----------------|----------------|----------------|
|                                                                  | As at 30/06/10 | As at 31/12/09 | As at 30/06/10 | As at 31/12/09 |
| Net Asset Value per Ordinary Share based on issued share capital | 1.27 cents     | 1.34 cents     | 1.25 cents     | 1.43 cents     |

The computation of Net Asset Value per Ordinary Share was based on 272,004,000 as at 30 June 2010 and 31 December 2009.

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and  
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

a) With the deep global financial crisis in the later part of 2008, many of the world's economies, particularly the major ones, experienced contraction. The economic downturn seriously affected the finance and travel and hospitality markets. In view of the drastic changes in the global and domestic economies and business environment and the unsatisfactory performance of the business of travel operation in Singapore and Macau and keen competition and high operating costs, the Group was set to lay off the staffs and

SINGXPRESS LTD

(Company Registration No. 198803164K)

disposed all the fixed assets to cease the travel and leisure operation of SingXpress Travel Pte Ltd ("SingXpress Travel") in Singapore on 14 February, 2009 and to cease the Macau operation by disposal of Macau Express Travel Service Ltd ("Macau Express") in March 2009 to avoid further losses and further capital commitment. During the period under review, the Group believe that the travel business will not be able to achieve profitability within the foreseeable future and closed its travel operation of Xpress Travel Service Limited in Hong Kong in May 2010 and totally exited from the travel business.

As disclosed by the Company in its 2009 Annual Report, the Group has diversified its business to properties trading and properties investment in which shareholders approval was obtained at the general meeting on 25 August 2006 (details of which were disclosed in the circular of the Company dated 10 August 2006). As at 30 June 2010, the Group has entered into agreements to acquire 32 Hong Kong residential properties (of which the acquisitions of 29 properties have been completed (the "Acquired Properties")) and 20 of the Acquired Properties are leased out, generating rental income for the Group. In addition, the Group acquired and subsequently disposed of another two Hong Kong properties and has realised a gross profit of approximately S\$37,000.

As a result, the Group recorded revenue of approximately \$840,000 (including \$794,000 from continuing operations and \$46,000 from the discontinued travel operations) for the period, representing a decrease of approximately 47.2% as compared to the previous corresponding period. The breakdown of revenue is as follows:

|                                             | HY2010     | HY2009       |
|---------------------------------------------|------------|--------------|
|                                             | \$'000     | \$'000       |
| Sales of tour packages and related services | 46         | 1,395        |
| Other interest income                       | 40         | 196          |
| Sale of properties                          | 706        | -            |
| Rental income                               | 48         | -            |
|                                             | <u>840</u> | <u>1,591</u> |

Administration expenses were increased from \$278,000 for the first half of 2009 to \$663,000 for the financial period ended 30 June 2010. This was mainly due to increase in legal and professional fee relating to the acquisition of the investment property and properties held for sale acquired during the period. The investment property of the Group was revalued as at 30 June 2010 and recorded a fair value gain of S\$600,000.

The loss attributable to shareholders for HY2010 was approximately \$0.23 million as compared to the loss of \$0.21 million in HY2009 as compared to the previous corresponding period.

b) Fair value loss on financial assets at fair value through profit or loss of approximately \$0.12 million for HY2010, being the loss on disposal of marketable securities (HY2009: Nil). The financial assets at fair value through profit and loss decreased to \$5,000 from \$3.38 million as at 31 December 2009 which is due to the disposal of quoted securities and equity linked notes.

Investment property and properties held for sale increased to \$2.8 million (including a revaluation gain of \$0.6 million) and \$7.8 million respectively (31.12.2009: Nil) was mainly due to the acquisition of the investment property and properties held for sale during the period.

Trade and other receivables increased by \$0.7 million which is mainly due to the deposits paid for the acquisition of properties held for sale and properties under development.

SINGXPRESS LTD

(Company Registration No. 198803164K)

As at 30 June 2010, the Group had bank balance and cash amounted to approximately \$1.3 million (31.12.2009: \$3.5 million). The Group had borrowings of approximately \$6.9 million, which are primarily bank borrowings taken up to finance the acquisitions of investment property and properties held for sale (31.12.2009: Nil) and the Group's current ratio was 3.6 (31.12.2009: 2.0).

**9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

Not applicable.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

The Company expects to continue facing significant challenges in the near future in view of risks which remain in the year ahead, as the recovery has been uneven globally. The impact of the potential withdrawal of government stimuli will also add uncertainties to the environment in which we operate. The Company is continuing to evaluate all the businesses of the Group to determine its future plans and rationalize its business direction in light of the uncertain financial and economic circumstances. The Group will continue to implement cost control measures and prudent financial management, as well as allocate resources to grow its securities trading and investment business and property related businesses. The Group will also seek further acquisitions of properties which have excellent location and high value growth potential, in line with the business objective of the Company in our property trading business and to explore future opportunities in property development projects.

**11. Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

None.

**(b) Corresponding Period of the Immediately Preceding Financial Year**

Any dividend declared for the corresponding period of the immediately preceding financial year?

None.

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

**12. If no dividend has been declared/recommendeded, a statement to that effect.**

No dividend has been declared or recommended.



SINGXPRESS LTD  
(Company Registration No. 198803164K)

**13. Interested Person Transactions**

| Name of Interested Person | Aggregate value of all interested person transactions during the period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) | Aggregate value of all interested person transactions conducted during the period under review under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000) |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | None                                                                                                                                                                                                          | None                                                                                                                                                                                         |

**CONFIRMATION BY THE BOARD**

We, Chan Heng Fai and Chan Tong Wan, being two of the directors of SingXpress Ltd (the Company), do hereby confirm on behalf of the Board of Directors of the Company that to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the HY2010 financial results to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

Chan Heng Fai  
Group Executive Chairman

Chan Tong Wan  
Executive Director

Date: 13 August 2010

*This announcement has been prepared by the Company and the contents have been reviewed by the Company's Sponsor, Phillip Securities Pte Ltd, for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("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. Foo Say Nam (Associate Director, Corporate Finance), Phillip Securities Pte Ltd, 250 North Bridge Road, #06-00 Raffles City Tower, Singapore 179101, telephone (65) 6533 6001.*