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Profit Warning

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board would like to inform the Shareholders and Investors that the unaudited interim results of the Group for the six months ended 30 September 2008 is expected to record a loss as compared to a profit for the corresponding period ended 30 September 2007.

Shareholders and Investors should exercise caution when dealing in the shares of the Company.

The Board wishes to announce that the Group is currently evaluating the financial condition and performance of Japan Travel to determine the future plan of Japan Travel.

This announcement is made by Xpress Group Limited (the “Company”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors (the “Board”) of the Company would like to inform shareholders (“Shareholders”) of the Company and potential investors (“Investors”) that based on information currently available, the unaudited interim results of the Company and its subsidiaries (“Group”) for the six months ended 30 September 2008 is expected to record a loss as compared to a profit for the corresponding period ended 30 September 2007. The loss is mainly attributable to a number of factors including (i) the travel related business of the Group is experiencing operating

losses; (ii) the unrealized losses of the Group's holding in trading securities have arisen as a result of the recent downturn in the equity market; (iii) the decrease in the valuation of the investment properties and (iv) the recognition of impairment loss on goodwill.

The Company is still in the process of finalising the unaudited interim results of the Company for the six months ended 30 September 2008. The information contained in this announcement is only preliminary assessment by the management of the Company based on the information available to them. The Board is not in a position to quantify the financial impact on the Company at this stage. Further details of the unaudited interim results of the Company will be disclosed in the interim results announcement for the six months ended 30 September 2008, which are expected to be dispatched to the Shareholders on or before the end of December 2008.

Shareholders and Investors should exercise caution when dealing in the shares of the Company.

The Board wishes to announce that in the light of the current adverse financial and economic circumstance affecting the Group's travel business, the Group is currently evaluating the financial condition and performance ("Evaluation") of one of its subsidiary, Xpress Travel Limited, in Japan ("Japan Travel") to determine the future plan of Japan Travel. Japan Travel has instructed all divisions to stop new bookings since November 6, 2008. The Evaluation may result in the decrease in scale or cessation of business of Japan Travel. As at the date of this announcement, no final decision in relation to the Evaluation has been made. The Company will keep the market informed by way of announcement in compliance with the requirements of the Listing Rules as and when appropriate.

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

Hong Kong, 12 November, 2008

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, Ms. Chan Sook Jin, Mary-ann, Mr. Chan Tung Moe 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 Ms. Chian Yat Ping.