

# **SingHaiyi (fka SingXpress Land) To Raise S\$226.5 Million From Rights Issue and Strategic Placement To Investors Including Mr Neil Bush – the Son and Brother of Two Former U.S. Presidents**

**SINGAPORE, 11 March 2013** – Mr Neil Bush, the son and brother of two former U.S. Presidents, will emerge as a strategic investor of **SingXpress Land Ltd.** (which is undergoing a name change to SingHaiyi Group Ltd.) (“SingHaiyi” or “the Company”) following a rights issue and share placement proposed by the SGX Catalist-listed developer to raise up to S\$226.5 million in net proceeds. Mr Bush is expected to be named Chairman after the share placement is completed.

The combined corporate exercise is the largest-ever announced by SingHaiyi and will position the fast-growing Singapore-based developer for real estate investment opportunities outside Singapore and specifically in the United States.

SingHaiyi is first proposing a one-for-one renounceable non-underwritten rights issue of approximately 13 billion new ordinary shares (“Rights Shares”) at S\$0.015 each on the basis of one Rights Share for every existing share in the Company (“Share”).

The Rights Issue, which is subject to approval from shareholders, will raise up to approximately S\$193.9 million. Shareholders of SingHaiyi will also need to approve the expansion of business outside Singapore, at an Extraordinary General Meeting to be convened.

Haiyi Holdings Pte. Ltd. (“Haiyi”), controlled by Mr Gordon Tang and currently holding a 62.23% equity stake in the Company, has irrevocably and unconditionally undertaken to maintain its shareholding until the rights issue; to subscribe for its entitlement in full; and to subscribe for Rights Shares not taken up by other entitled shareholders.

In the event that none of the Rights Shares is subscribed other than by Haiyi and assuming no existing Convertible Bonds and Options are converted or exercised, Haiyi’s shareholding interest in the Company will increase from 62.23% currently to up to 81.11% on an enlarged basis.

Concurrent to the Rights Issue, SingHaiyi is placing 2,200,000,000 Shares (“Placement Shares”) at S\$0.015 each – amounting to S\$33.0 million – to Acquire Wealth Limited (“AWL”), a British Virgin Islands-domiciled investment vehicle controlled by Mr Tang (70%) and New Palace Developments Limited (30%), whose ultimate shareholders are Mr Neil Bush and his wife.

The Rights Issue and Placement Shares will enlarge the issued share capital base of SingHaiyi to 27,934,175,852 Shares from 12,867,087,926 Shares currently and will enlarge Company's Net Tangible Asset ("NTA") backing to S\$377.9 million from S\$152.3 million currently (after adjusting for the conversion of cumulative preference shares completed in December 2012).

Following the completion of the placement, Mr Bush will be appointed Chairman and Non-Executive Director of SingHaiyi. Mr. Yeo Wee Kiong will step down as Chairman while remaining as a Non-Executive Director.

"The Board has great confidence in the abilities and network of Mr Neil Bush and we look forward to his contributions as the Company explores real estate investment opportunities in the U.S.A. and elsewhere," the Directors said.

AWL has also expressed its support and confidence in the prospects of SingHaiyi and has agreed not to sell the Placement Shares for at least two years.

Mr Bush is President of ATX Oil, a company involved in the upstream oil and gas development in the United States. He chairs the Points of Light Institute, a national charitable organisation formed by President George H.W. Bush in 1989 that promotes citizen service through volunteerism in communities all across America and increasingly, overseas.

Mr Bush is engaged in various international business development activities with a focus on the U.S.A., PRC and Middle East and has been a long-time business partner of Mr Tang, through American Pacific International Capital, Inc ("APIC"). APIC had acquired and now operates KOIN Tower, a landmark A-Class office building in Portland, Oregon, with over 400,000 square feet of leasable space. It also operates five hotels in downtown San Francisco.

APIC is currently developing four real estate projects, two of which are single-family house projects in Oregon and the other two condominium projects in downtown San Francisco. In addition, APIC is developing two large shopping malls in California. Mr. Gordon Tang has no intention to inject any of his U.S. property assets or business into the Group.

The Board and Mr Bush continue to have faith in the Singapore economy and real estate sector. SingHaiyi reserves its right to amend the use of proceeds to acquire Singapore real estates and/or property development project and other strategic investments with ready exits and financial nature as and when they arise, subject to compliance with relevant listing rules.

They believe that with a U.S. economic recovery, the existing real estate there is seriously underestimated, offering tremendous opportunities for the Company to take over distressed or property assets facing foreclosure. The Company will focus on identifying the property assets or projects facing payment problems and on the brink of bankruptcy with the purpose of enhancing value to stakeholders.

The proposed investments in the United States will bring to bear the combined experience and network of Mr Tang, Mr Bush, Mr Chan Heng Fai and Mr Chan Tong Wan.

Mr Bush said, "I am elated by the opportunity to participate in the growth of SingHaiyi. Through my network and business experience, I hope to strengthen the investment opportunities between Asia and the United States, using SingHaiyi and Singapore as a springboard."

###End of Release###

*Issued on behalf of the Company by WeR1 Consultants Pte Ltd:*

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#### **About SingHaiyi Group Ltd.**

SGX-Catalist listed, SingXpress Land Ltd. (which is undergoing a name change to SingHaiyi Group Ltd.) ("SingHaiyi") specialises in property development, real estate investment, real estate co-investing, property trading and real estate management services. It is backed by a management team and a board of directors with strong financial expertise and experience in property development and management.

SingHaiyi differentiates itself from its competitors with its strategy to focus on design and has adopted an "investment banking" approach towards property development. A vision of its Deputy Managing Director, Mr Chan Heng Fai, SingHaiyi's "investment banking" approach is essentially a syndication approach whereby the Group leads in seeking out development sites or other related opportunities, sets the commercial parameters (including the level of debt and equity) and then brings in co-investors and joint venture partners, playing as far as possible a lead or co-lead role for the duration of such projects.

Making its foray into Singapore's property market in 2010, SingHaiyi made two acquisitions of en bloc property sites – Foh Pin Mansion at Charlton Road and Waldorf Mansion at Balestier Road. It has launched a HDB DBSS public housing project in Pasir Ris and is part of a consortium which launched an Executive Condominium public housing project in Tampines.

In March 2012, SingHaiyi sold out all 21 units of Charlton Residences (Previous Foh Pin Mansion) in less than four months after it was launched.

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor, SAC Capital Private Limited, for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "Exchange"). The Company's Sponsor has not independently verified the contents of this announcement.*

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## About Mr Neil Bush

Mr. Neil Bush is the third of five children of President and Mrs. George H.W. Bush. He and his wife Maria live in Houston, Texas and have six children.

Mr. Bush has been involved with energy and international business development for three decades beginning in 1980 where he worked with Amoco Production Company (now BP) in Denver, Colorado. During the decade of the 1980s Mr. Bush formed two independent oil companies that explored for oil in various states including Wyoming, Colorado, California, and Michigan and in Argentina.



For the past fifteen years Mr. Bush has engaged in various international business development activities with a focus on China and the Middle East. Mr. Bush first visited China in 1976 when his father was the Chief Liaison Officer representing the United States in Beijing. His business and personal interests in promoting his father's legacy support for closer ties between the United States and China have allowed for many return trips over the years. Mr. Bush has traveled to at least twenty cities in China and has worked with numerous entities on a variety of projects including real estate development, automobile parts, sheet rock manufacturing, and paint production. Currently Mr. Bush has varied business interests in Hong Kong and China with ties to companies active in oil and gas exploration and exploitation, real estate development, and property management. He is a partner in a US based EB5 investor business that attracts foreign investment into the United States that create jobs in exchange for immigration status.

Mr. Bush graduated from Tulane University with a bachelor's degree in International Economics and from the Tulane University Freeman School of Business with a Masters in Business Administration. He serves as the Chairman of Points of Light, Chairman of the Barbara Bush Houston Literacy Foundation, and serves on the boards of the Houston Salvation Army and the Bush School of Government and Public Service. He is proud to promote his father's long-standing promotion of citizen service that encourages every person to find the transformational power of helping others.