

**TUAN SING HOLDINGS LIMITED**

(Registration No. 196900130M)

**NOTICE OF VALUATION OF REAL ASSETS**

Tuan Sing Holdings Limited (the “Company”) wishes to announce that pursuant to Rule 703 of the SGX-ST Listing Manual, the independent valuations which have been adopted in the consolidated financial statements of the Company for the financial year ended 31 December 2024 are set out below:

<b>Date of Valuation</b>	<b>Name of Valuer</b>	<b>Description of Property</b>	<b>Valuation Currency</b>	<b>Valuation Amount</b>
31/12/2024	Jones Lang LaSalle Property Consultants Pte Ltd	<b>18 Robinson</b> 18 Robinson Road, Singapore 048547	Singapore Dollar	689,000,000
31/12/2024	Jones Lang LaSalle Property Consultants Pte Ltd	<b>11<sup>th</sup> floor at Far East Finance Building</b> 14 Robinson Road, #11-01/02, Singapore 048545	Singapore Dollar	12,200,000
31/12/2024	Savills Valuation and Professional Services (S) Pte Ltd	<b>Link@896</b> 896 Dunearn Road, Singapore 589472	Singapore Dollar	410,000,000
31/12/2024	Jones Lang LaSalle Property Consultants Pte Ltd	<b>Site at 870 Dunearn Road</b> Singapore 589471	Singapore Dollar	59,000,000
31/12/2024	Jones Lang LaSalle Property Consultants Pte Ltd	<b>Fraser Residence River Promenade, Conservation Warehouses and Carpark Lots</b> 5 Jiak Kim Street, Singapore 169425	Singapore Dollar	148,000,000
31/12/2024	Knight Frank Pte Ltd	<b>The Oxley</b> 9 Oxley Rise, #01-01 to #01-10, #02-01 to #02-14 and #03-01 to #03-14, Singapore 238697	Singapore Dollar	79,500,000
31/12/2024	Savills Valuation and Professional Services (S) Pte Ltd	<b>3 units at L&amp;Y Building</b> 59 Jalan Pemimpin, #01-03, #01-04 and #05-01, Singapore 577218	Singapore Dollar	16,370,000
31/12/2024	OrangeTee Advisory Pte Ltd	<b>#02-05 Mont Botanik Residence</b> 2K Jalan Remaja, Singapore 668728	Singapore Dollar	1,850,000
30/09/2024	Jones Lang LaSalle Advisory Services Pty Ltd	<b>Grand Hyatt Melbourne (Hotel)</b> 123 Collins Street, Melbourne, Victoria 3000	Australian Dollar	370,000,000
30/09/2024	Jones Lang LaSalle Advisory Services Pty Ltd	<b>Commercial Centre &amp; Carpark at 123 Collins Street</b> Melbourne, Victoria 3000	Australian Dollar	159,000,000
31/12/2024	Savills Valuations Pty Ltd	<b>Residence on Langley Park (Hotel)</b> 99 Adelaide Terrace, East Perth, Western Australia 6004	Australian Dollar	66,000,000

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31/12/2024	Savills Valuations Pty Ltd	<b>Commercial Centre &amp; Carpark at 99 Adelaide Terrace</b> East Perth, Western Australia 6004  <b>Two vacant land at 10 &amp; 40 Terrace Road</b> East Perth, Western Australia 6004	Australian Dollar	118,500,000
30/09/2024	Charter Keck Cramer Pty Ltd	<b>Single-storey commercial building</b> 25 George Parade, Melbourne, Victoria 3000	Australian Dollar	5,200,000
31/12/2024	Knight Frank Petty Limited	<b>Three-storey commercial building</b> No. 2950 Chunshen Road, Minhang District, Shanghai, China.	Renminbi	31,900,000
31/12/2024	Knight Frank Petty Limited	<b>6 shop units at Lakeside Ville Phase III</b> Units 351-353 and 355-357 Lakeside Ville Phase III, Lane 1517 Huqingping Highway, Qingpu District, Shanghai, China.	Renminbi	8,200,000
31/12/2024	Knight Frank Petty Limited	<b>Basement commercial units at Lakeside Ville Phase III</b> Units 360, 395 and 396 Lakeside Ville Phase III, Qingpu District, Shanghai, China.	Renminbi	18,200,000
31/12/2024	Knight Frank Petty Limited	<b>55 underground carpark lots at Luyinyuan</b> Lane 558 Baochun Road, Minhang District, Shanghai, China.	Renminbi	14,000,000
31/12/2024	Knight Frank Petty Limited	<b>3 apartment units at Lakeside Ville Phase III</b> Units 201 and 802 in Block 363 and Unit 1102 in Block 391 Lakeside Ville Phase III, Lane 1517 Huqingping Highway, Qingpu District, Shanghai, China.	Renminbi	39,500,000
31/12/2024	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	<b>19 commercial units at Summer Station</b> Units 101-115 (134-148), 201-202 (241-242), 211-212 (251-252) in Block 7 of Summer Station, Yuxiu Road, Jiyang District, Sanya, Hainan Province, China	Renminbi	114,000,000



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31/12/2024	KJPP Wiseso dan Rekan	<b>Site at Opus Bay (Retail)</b> Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	41,632,073,748
31/12/2024	KJPP Wiseso dan Rekan	<b>Site at Opus Bay (Hospitality)</b> Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	53,472,992,800
31/12/2024	KJPP Wiseso dan Rekan	<b>Balmoral Tower at Opus Bay (Hospitality)</b> Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	266,913,067,673 <sup>1</sup>
31/12/2024	KJPP Wiseso dan Rekan	<b>Teluk Senimba Ferry Terminal</b> Land and building located at Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	48,411,500,000
31/12/2024	KJPP Wiseso dan Rekan	<b>6 Shophouses at Marina City Shophouse Complex and 7 Terrace Houses at Ocean Park Residential Estate</b> Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	5,896,300,000
07/11/2024	Knight Frank Malaysia Sdn Bhd	<b>One-and-a half-storey factory</b> No. 53, Jalan Cemerlang, Taman Perindustrian Cemerlang, 81800 Ulu Tiram, Johor Darul Takzim, Malaysia	Malaysian Ringgit	2,700,000

The valuation reports for the abovementioned properties are available for inspection at the Company's registered office during business hours for three months from the date of this announcement.

**BY ORDER OF THE BOARD**

Leow May Cin  
Company Secretary  
27 February 2025

<sup>1</sup> The valuation is derived based on the ratio of saleable area set aside for hospitality to the total saleable area of Balmoral Tower.