



Media Release

TUAN SING LAUNCHES CLUNY PARK RESIDENCE

- *The only freehold condominium along Cluny Park Road, with exclusive view of Botanic Gardens*
- *Good take up with nearly 40% sold during preview*

Singapore, 6 March 2014 - Mainboard-listed **Tuan Sing Holdings Limited** ("Tuan Sing" or the "Group"), an established developer of quality and award-winning projects, today announced the launch of its upmarket freehold condominium development, Cluny Park Residence.

The showflat at Dempsey Road will be open from 8 March 2014, between 10 am and 7 pm daily.

Nestled in a quiet enclave of good class bungalows in the prime Bukit Timah district, Cluny Park Residence comprises 52 exclusive units, which are priced from about S\$2.3 million each.

Residents will get to enjoy a direct view of Singapore Botanic Gardens across the road and the convenience of Botanic Gardens MRT station with access to the upcoming Downtown Line practically at their doorstep.

Situated next to the French Embassy, Cluny Park Residence is within close proximity to the most sought-after schools in Singapore, including Nanyang Primary School, Raffles Girls' Primary School, Singapore Chinese Girls' School and Hwa Chong Institution.

Prior to its official launch, Cluny Park Residence has already garnered an encouraging take up from buyers for its excellent location and investment value.

On the preview response, Mr William Liem (林振伟), Chief Executive Officer of Tuan Sing, commented, "We have seen strong interest during our private previews from many qualified buyers. Even before our official launch this Saturday, we already have commitments for close to 40% of the units. Our buyers include mainly professionals and businessmen, with the majority being Singaporeans. We believe that the appeal of a Cluny Park address is one key driving factor behind the positive response. In addition, Cluny Park Residence offers long-term investment potential with its freehold status at a prime location."

Cluny Park Residence spreads across close to 49,000 sq ft of freehold land and will house two- to four-bedroom units including eight penthouses. Each unit comes with a private entrance foyer, and each ground floor unit also comes with a private pool.

For this latest prized property offering, Tuan Sing has once again partnered with award-winning architectural firm, SCDA architects, which also designed its Holland Road project Botanika, winner of the 11th SIA Architectural Design Award 2011 for Best Residential Design.

The design of Cluny Park Residence carries an aesthetic appeal befitting its premium property profile, boasting impeccable attention to every single detail of its interiors, from the premium



quality finishes to home fittings and appliances by world-class brands, to combine all the luxurious accoutrements of modern living with the assurance of timeless value.

The project is expected to receive TOP in the third quarter of 2016.

In the past few years, Tuan Sing has launched several quality projects including Mont Timah, Seletar Park Residence and Sennett Residence, which received positive response from both home-buyers and investors. Mont Timah was awarded the Green Mark Gold Award from Building and Construction Authority as well as Best Housing at the 2012 South East Asia Property Awards. The Group's earlier residential projects include Botanika, Adam Park Condominium and Leedon Park Development.

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About Tuan Sing Holdings Limited

Tuan Sing Holdings Limited was established in 1969 as "Hytex Limited" and listed on the Mainboard of the Singapore Stock Exchange in 1973. The current name was adopted in 1983 and it has been an investment holding company with interest in multiple industries particularly in the areas of property development, property investment and hotel ownership. Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific Region.

The Property segment focuses on development of and investment in prime residential, commercial and industrial properties. Tuan Sing is a recognised developer in Singapore and China. The Group has developed and owned a number of properties in prime areas in Singapore. This is in line with the Group's strategic direction to continue expanding its property business to spearhead future growth.

The Group's Hotels Investment is represented by Grand Hotel Group, which owns two five-star hotels in Australia, namely, Grand Hyatt Melbourne and Hyatt Regency Perth. The hotels are managed by Hyatt International and boast prime locations that cater to the business and tourism sectors in Melbourne and Perth.

The Industrial Services segment consists of 80.2%-owned SGX-ST listed subsidiary, SP Corporation Limited ("SP Corp") and 97.9%-owned Hypak Sdn Berhad ("Hypak"). SP Corp is primarily engaged in commodities trading and tyres distribution. Hypak is in the business of manufacturing and marketing polypropylene packaging bags in Malaysia.

The Group also holds a 43.3% interest in Gul Technologies Singapore Ltd, a printed circuit board manufacturer and a 49% stake in the Pan-West, a retailer of golf-related products.

Issued by and on behalf of Tuan Sing Holdings Limited

August Consulting

Tel: 65 6733 8873

Hu Yuanwen, yuanwen@august.com.sg

Swyn Teo, swyn@august.com.sg