TRANSCORP HOLDINGS LIMITED

(Incorporated in the Republic of Singapore on 27 April 1995)
(Company Registration Number: 199502905Z)

UPDATE ON PROPERTY DEVELOPMENT PROJECT IN DONGSHAN

The board of directors (the "**Board**") of Transcorp Holdings Limited ("**Transcorp**" or the "**Company**" and together with its subsidiaries, the "**Group**") is pleased to update on property development project in Dongshan released on 31 October 2017 and 20 April 2018 (the "**Announcements**").

Unless otherwise defined or the context otherwise requires, all terms used herein shall have the same meaning as defined in the Announcements.

The Company has appointed an Independent Financial Adviser and an independent valuer ("**Valuer**") for this upcoming Project. The Company has also planned for the Valuer together with management of the Company and member of the Board to visit the site in the week of 17 December 2018. Work has also commenced on the Draft Circular as well as the Joint Development Agreement. The plan is for the Company to obtain approval from its shareholders in its AGM which is planned for February 2019.

The Company has also taken steps with Cheng Ming Ming ("**CMM**") to obtain written confirmation re-affirming that the refundable deposit of S$6,003,000 will only be utilized until the Company has obtained the necessary approval to participate in the Project. This latest written confirmation is dated 11 December 2018.

The Company has already been granted an extension of its MOU with CMM which expires on 29 January 2019. The Company has also obtained the deed of guarantee and pledge for the share charge pertaining to the refundable deposit of S$6,003,000. CMM has executed a share charge of the 64,703,400 shares that she owns in the Company as per the Company's 31 October 2017 announcement. As for the share charge of 100% of the shares in the Project Company, the Company was advised by a local lawyer that it was onerous to perform a share charge on 100% of the shares of a local Chinese, and hence this has been replaced by a deed of guarantee from SG Royal Pte Ltd.

Management is following up closely on the Project and the Company anticipates that planning approval can be obtained by early 2019. This is provided that the Company has obtained the necessary approval as mentioned above to participate in this Project.

The Board will inter-alia seek the necessary shareholders' approval for the transaction upon entering into the Formal Agreement in compliance with the Catalist Rules, including but not limited to approval for participation into property development, change of risk profile and business diversification (where applicable) and to comply with the requirements of Chapter 9 and Chapter 10 of the Catalist Rules. Pursuant to Chapter 10, as the Company is currently loss making, the Company may be required to consult with the Exchange given possible negative figures for computation of the chapter 10 ratios. A circular to the Shareholders will be despatched in due course.

The Company will make further disclosures in a separate announcement upon entering into the Formal Agreement in compliance with the applicable requirements of the Catalist Rules, in particular requirements under Chapter 9 and Chapter 10 of the Catalist Rules.

BY ORDER OF THE BOARD

Chia Siak Yan Vincent
Acting Non-Executive Chairman and Independent Director

17 December 2018

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor ("**Sponsor**"), Asian Corporate Advisors 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 including the correctness of any of the figures used, statements or opinions made.

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. Liau H. K.
Telephone number: 6221 0271