TUAN SING HOLDINGS LIMITED
(Registration No. 196900130M)

PRESS RELEASE

Tuan Sing posts 115% increase in Net Profit Attributable to Shareholders to $134.4 million for FY2018

Summary of Financial Results for the year ended 31 December 2018

	4Q2018	4Q2017	Variance	FY2018	FY2017	Variance
	$'million	$'million	%	$'million	$'million	%
Net profit attributable to shareholders	119.5	49.8	140	134.4	62.6	115
Revenue	83.3	96.1	(13)	336.1	356.0	(6)
Earnings per share (cents)	10.0	4.2	138	11.3	5.3	113

SINGAPORE - [30 January 2019] - SGX Mainboard-listed Tuan Sing Holdings Limited ("**Tuan Sing**" or the "**Group**"), a fast-growing, diversified regional real estate company focused on property development and investment, hotel investment and industrial services, today reported net profit attributable to shareholders of $119.5 million for the fourth quarter ended 31 December 2018 ("4Q2018"), increased by $69.7 million or 140% as compared with $49.8 million in the same quarter last year.

For FY2018, net profit attributable to shareholders was $134.4 million, an increase of $71.7 million or 115% as compared to $62.6 million last year. The increase was mainly attributable to a higher fair value gain of $68.6 million arising from the revaluation of investment properties, and a one-off $3.9 million gain arising from the divestment of a subsidiary in China and higher profits from GulTech which was offset by an absence of a $2.9 million liquidated damage received in FY2017.

For 4Q2018, the Group's revenue was $83.3 million, decreased by 13% as compared to $96.1 million in the same quarter last year. For FY2018, the Group's revenue was $336.1 million, decreased by 6% as compared to $356.0 million last year. The decrease for both periods was mainly due to lower sales of residential development projects and a decrease of revenue from the hotels business.

Earnings per share, including fair value adjustments, was 10.0 cents for 4Q2018 and 11.3 cents for FY2018, as compared to 4.2 cents and 5.3 cents respectively, in the corresponding quarter and period a year earlier. Net asset value per share as at 31 December 2018 was 92.2 cents as compared to 83.4 cents at 31 December 2017.

Property

Property Segment revenue for FY2018 was $83.0 million as compared to $101.3 million last year, a decrease of $18.3 million or 18%. The decrease was mainly driven by a decline in sales of development properties as most of the units in Cluny Park Residence have been sold last year. This was partially offset by the increase in sales from Kandis Residence and increase in revenue from investment properties mainly due to the acquisition of 896 Dunearn Road in June 2017.

Profit for the period was $127.4 million as compared to $55.3 million last year, an increase of $72.1 million. The increase in profit was mainly due to an increase in fair value gain of $68.6 million arising from the revaluation of investment properties and an one-off $3.9 million gain arising from the divestment of a subsidiary in China.

Hotels Investment

Hotels Investment Segment revenue for FY2018 was $109.7 million (or A$108.6 million) as compared to $119.8 million (or A$113.1 million) last year, a decrease of $10.1 million (or A$4.5 million). The Melbourne hotel performed better with increase in RevPAR and occupancy rate. However, it was offset by the weaker performance of the Perth hotel.

Profit for the period was $5.0 million as compared to $4.7 million last year.

Industrial Services

Industrial Services Segment revenue for FY2018 was $144.8 million as compared to $136.1 million last year, an increase of $8.7 million or 6%. The increase was due to the better performance from the commodities trading business, offset by the loss of revenue due to the disposal of the tyres distribution business since December 2017.

Profit for the period was $1.2 million as compared to $0.4 million last year. The increase of profit was mainly due to better performance from the commodities trading business, disposal of the loss-making tyres distribution business, offset by weaker performance from Hypak.

Other Investments

Other Investments Segment profit for the period was $19.3 million as compared to $16.0 million last year.

Other Investments Segment is mainly the Group's 44.48% in GulTech, which manufactures and sells printed circuit boards with three plants in China. Its revenue for FY2018 was US$337.7 million as compared to US$294.1 million in the same period last year. The increase was mainly attributable to improved performance from all its three plants in China. Profit for the period was US$36.1 million as compared to US$35.3 million in the same period last year.

Outlook

The Group will be celebrating its Jubilee year in 2019.

The Group has grown from a humble polypropylene bags manufacturer into a reputable property development company in Singapore, which also owns iconic hotels in Australia and other investments in the region. The Group has already begun further business transformation to reposition itself from a niche developer to a regional player with presence in various key international destinations focusing on integrated mixed use and tourism developments.

In 2018, the Group has further expanded its portfolio. In June 2018, the Group has completed the acquisition of approximate 85 hectares land in Batam (850,000 square meter) through its 90% stake in PT Goodworth Investment. In September 2018, the Group has acquired 7.8% stake in Sanya Summer Real Estate Co Ltd, which is a Hainan-based property development which will develop a 2.6 million square feet integrated development in Sanya, adjacent to the Sanya High-Speed Railway Station and the proposed bus interchange.

Looking ahead in 2019 and beyond, the Group remain positive for the years ahead.

In Singapore property segment, the Group will actively market our current developments, namely Mont Botanik Residence, Kandis Residence and 333 Thomson Road. With the completion of 18 Robinson and the repositioning of 896 Dunearn Road, they will bring new stream of recurring leasing income to the Group. The Group is cautiously optimistic on the Singapore property market, although it is still adjusting to the cooling measures introduced in July 2018. The commercial property segment remains to be positive and resilient.

In Australia, the asset enhancement initiative for Perth Fortescue Centre has commenced, and Multiplex, a leading Australian builder, was appointed for early contracts involvement which is expected to complete in 2020. Upon its completion, it will be an iconic commercial and retail hub in Perth which will integrate with Perth Hyatt Regency. Melbourne Grand Hyatt will continue to be a leading hotel in Australia bring recurring income to the Group.

In Batam, subject to the relevant authorities' approval for master planning, the Group plans to launch the Batam Marina City's initial phase of the integrated township development comprising condotels, retail outlets, food & beverage and entertainment spaces in 2019.

In the region, the Group will continue to identify suitable opportunities to grow our portfolio of well-located assets, and explore meaningful partnerships and collaborations.

The Group will continue to look for opportunities to divest our non-core assets. In January 2019, the Group announced that letter of award was issued to the successful tenderer for the sale of Century

Warehouse through collective sale via public tender. The cash proceeds will further strengthen the balance sheet of the Group.

Barring unforeseen circumstances, the Group is expected to be profitable for the year 2019.

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About Tuan Sing Holdings Limited

Tuan Sing Holdings Limited is a fast-growing, diversified regional investment holding company with interests mainly in property development, property investment and hotel ownership. Over the years, the Group has developed a portfolio of strategically located real estate assets in Singapore and across the region, and established a reputation for the delivery of good quality and iconic developments.

In addition, the Group has an 80.2% stake in SGX-ST listed subsidiary, SP Corporation Limited ("SP Corp") and a 97.9% stake in Hypak Sdn Berhad ("Hypak"). SP Corp is primarily engaged in commodities trading, while Hypak is in the business of manufacturing and marketing polypropylene packaging bags in Malaysia.

The Group also holds a 44.5% interest in Gul Technologies Singapore Pte. Ltd., a printed circuit board manufacturer and a 49% stake in Pan-West (Private) Limited, a retailer of golf-related products.

As the Group approaches its Golden Jubilee in 2019, it has embarked on a business transformation to reposition itself from a niche developer to a major regional player with a presence in commercial, residential and hospitality properties in various key Asian cities across Singapore, China, Indonesia and Australia. Leveraging on its strengths and track record in property development and investment across a diverse range of property segments, the Group intends to participate in large-scale integrated developments and townships as it enters the next phase of growth.

For more information on Tuan Sing Holdings Limited, please visit http://www.tuansing.com.

Important notes on forward-looking statement

All statements other than statements of historical facts included in this news release are or may be forward-looking statements. Forward-looking statements involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from these expressed in forward-looking statements as a result of changes of these assumptions, risks, and uncertainties. Examples of these factors include, but not limited to, general industry and economic conditions, interest rate movements, cost of capital and availability of capital, competition from other companies and venues for sale/ manufacture/ distribution of goods and services, shift in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of the Company on future events. The Company undertakes no obligation to update publicly or revise any forward-looking statements.

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