



PRESS RELEASE

Tuan Sing records net profit of \$4.6 million for FY2022

- *Proposes an unchanged first and final one-tier dividend of 0.7 cent per share*
- *Cautiously optimistic of the real estate market notwithstanding rising interest rates and construction costs*
- *Grand Hyatt Melbourne and Hyatt Regency Perth performed strongly as domestic corporate and leisure travel recovers; trend likely to continue in 2023 aided by increasing international arrivals*

Summary of unaudited financial results for the six-month & 12-month period ended 31 December 2022

	2H2022	2H2021	Variance	FY2022	FY2021	Variance
	\$' million	\$' million	%	\$' million	\$' million	%
Revenue	111.3	103.1	8	225.3	248.7	(9)
Net profit attributable to shareholders	(5.1)	(17.1)	nm	4.6	83.7	(95)
Earnings per share (cents)	(0.4)	(1.4)	nm	0.4	7.0	(94)

SINGAPORE - 24 February 2023 - SGX Mainboard-listed Tuan Sing Holdings Limited (“**Tuan Sing**” or the “**Group**”), a regional real estate company focused on real estate development, real estate investment, and hospitality, today reported net profit attributable to shareholders of \$4.6 million for the financial year ended 31 December 2022 (“**FY2022**”), as compared to \$83.7 million in the previous financial year (“**FY2021**”).

However, if an extraordinary gain of \$89.0 million from the disposal of a subsidiary which owned Robinson Point is excluded, the net profit of \$4.6 million compares well with a net loss of \$5.3 million in FY2021.

Revenue fell 9% to \$225.3 million in FY2022, from \$248.7 million in FY2021. The drop in revenue was largely due to a \$50.0 million decline in revenue contribution from Industrial Services, owing to an absence of coal delivery. Excluding Industrial Services, revenue would have increased 14% compared to FY2021, on the back of higher revenue contributions from Hospitality.

During the year, Hospitality contributed higher revenue as border restrictions were lifted in Australia in early 2022. Revenue from Real Estate Investment in FY2022 was comparable to FY2021. Whilst



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revenue from commercial properties in Singapore and Australia was higher, this was partially offset by the absence of contribution from Robinson Point, which was divested in June 2021.

Real Estate Development recorded a lower revenue contribution mainly due to the absence of contribution from Kandis Residence and Sennett Residence in FY2022, partially offset by higher progressive revenue recognition of units sold in Peak Residence and Mont Botanik Residence.

Meanwhile, the Group enjoyed a higher share of results of equity accounted investees totalling \$29.9 million in FY2022. This was due mainly to higher net profit contribution from the Group's 44.5% stake in Gul Technologies Singapore Pte Ltd ("**GulTech**"), as well as the appreciation of the US dollar against the Singapore dollar as GulTech's reporting currency is in US dollar.

The Group's balance sheet remained robust. As at 31 December 2022, the Group had cash and cash equivalents of \$252.0 million, compared with \$405.0 million a year ago. The decline was mainly due to acquisitions of investment properties and repayment of borrowings.

Commenting on the results, Mr William Liem, Chief Executive Officer of Tuan Sing, said, "Although restrictions to contain the spread of COVID-19 had been largely eased as the world transitioned to an endemic phase, FY2022 was still marked by global economic uncertainties. Notably, geopolitical tensions intensified in Europe, while commodity prices soared. That led to the tightening of monetary policy by major central banks, which in turn, sparked fears of a recession.

Nevertheless, our well diversified portfolio of assets and developments, coupled with our strong cash flow management, have enabled us to thrive and deliver a commendable set of results. This demonstrates the resilience of the Group's business model, underpinned by the hard work of the management and staff, which enabled the Group to rise against the challenges.

Going forward, we will continue to leverage our competencies and improve our capabilities to seize new opportunities in a post-Covid environment, explore potential strategic partnerships and acquisitions in the region to expand our portfolio of assets and developments, while at the same time keeping our balance sheet robust."

To reward shareholders for their unwavering support, the Board of Directors has proposed a first and final one-tier tax exempt dividend of 0.7 cents per share in FY2022. The proposed dividend falls under the Tuan Sing Scrip Dividend Scheme, which was implemented since 2009.

Property development and investment updates

With rising interest rates and higher construction costs putting pressure on profit margins, the Group is adopting a cautiously optimistic outlook for the real estate market.



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In Singapore, the Group's commercial properties – 18 Robinson and Link@896 – continue to enjoy improving occupancies and contribute to recurring income for the Group. However, the commercial sector as a whole is expected to cool further, though there may be an uplift with the opening of China's borders in January 2023.

Management is currently evaluating plans for the potential redevelopment of its two properties – Link@896 and recently acquired freehold site at 870 Dunearn Road. The combined enlarged site gives a regular shaped land parcel ideal for efficiency planning with a wider road frontage and improved visibility.

On the residential front, Kandis Residence obtained certificate of statutory completion in August last year, while the fully sold Mont Botanik Residence obtained TOP in early 2023 and handover of units to buyers is ongoing and expected to be complete by March. Sales at Peak Residence have also been encouraging despite the cooling measures announced in September 2022.

In Australia, the operating term of the Hotel Management Agreement for Grand Hyatt Melbourne has been extended for five years to 31 December 2027. Grand Hyatt Melbourne is benefitting from strong domestic and corporate demand that is expected to continue for the rest of 2023. Hyatt Regency Perth has resumed full operation following the state government quarantine de-requisition in August 2022. This coincides with the strong recovery of the domestic corporate and leisure travel.

Meanwhile, the stable and improving occupancies at Tuan Sing's Melbourne and Perth investment properties are expected to continue to contribute to the performance of the Group in 2023 and beyond. Asset enhancement work at Hyatt Regency Perth complex has commenced and will result in an increase in leasable area that has attracted interest from key tenants.

In Indonesia, the Group commenced construction for the apartments of Balmoral Tower and the villas in Cluny Villas at Batam Opus Bay, a 125-hectare integrated mixed-development township project. The Group is also developing an international luxury outlet mall, The Grand Outlet – East Jakarta, under a joint venture with a subsidiary of Mitsubishi Estate Asia. Phase 1 of the luxury outlet mall is expected to be completed and opened for business in 4Q 2023. About 60% of the outlet mall has been leased to PT Mitra Adiperkasa Tbk as the anchor tenant, which is expected to bring in more than 20 well-known brands to the mall.

In China, GulTech continues to record a positive performance in FY2022. The strategic review of the business of its indirect wholly owned China subsidiary, Gultech (Jiangsu) Electronics Co., is ongoing.

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About Tuan Sing Holdings Limited

Tuan Sing Holdings Limited is a regional investment holding company with interests mainly in real estate development, real estate investment and hospitality. 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.

The Group also holds a 44.48% interest in Gul Technologies Singapore Pte Ltd., a printed circuit board manufacturer with manufacturing plants in China.

Since marking its Golden Jubilee in 2019, Tuan Sing 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>.

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Tuan Sing Holdings Limited

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