



TUAN SING HOLDINGS LIMITED

(Company Registration No. 196900130M)

INTEGRATED DEVELOPMENT IN MARINA CITY BATAM, INDONESIA (“SUBJECT SITE”)

Tuan Sing Holdings Limited is pleased to announce the completion of shares purchase for the 90:10 joint venture with Habitat Properties Pte. Ltd. (collectively, the “Group”) to develop the subject site into an integrated mixed development township, comprising hotels with MICE facilities, retail, tourist facilities and attractions, medical, eco-tourism and residential properties.

Batam is an island and largest city in Riau Islands Province in Indonesia. Being the 3rd most travelled place in Indonesia after Bali and Jakarta, it is also a special economic and free trade zone, part of the Indonesia–Malaysia–Singapore Growth Triangle. Batam and its six connected islands measure almost identical to Singapore in size.

To boost the connectivity of Batam, a light rail transit system, the expansion of Hang Nadim International Airport and Batu Ampar seaport and revival of the 7-km bridge between Batam and Bintan are spearheaded by the Authority to drive the Island’s economic growth. With these, the Group seeks to unlock the potential of the subject site at this juncture to ride on the infrastructural development focus in Batam.

The subject site is located 20 km from Singapore’s south coast, approximately 85 hectares (850,000 sq m). It takes about a 40-minute ferry ride from Singapore Harbourfront Centre. The subject site is directly connected to the Waterfront Ferry Terminal in Batam where the immigration and custom clearance are already operational. Residents will be able to enjoy seamless connection to their homes within minutes upon arrival at the ferry terminal.

The Group intends to develop the subject site into a self-contained integrated township development that caters to residents of Indonesia as well as foreigners of all age groups. Poised as a strategic destination, the development shall promote resort living, holiday homes and wellness village, providing one of the most extensive entertainment and lifestyle experience in the region. The Group intends to introduce the concept of mega clubhouse, retail, hotel and other recreational facilities exceeding 1,000,000 sq ft in size to be developed over time. The multi-faceted amenities offered in the clubhouse will be available for owners/residents and tourists. The Group also plans to invest in educational facilities, medical tourism and new entertainment concepts to attract visitors and investors in the region.

The initial phase of the development shall commence at the plot next to the ferry terminal, well-positioned with a wide coastline that overlooks the Singapore Marina skyline. The development will include several hotel plots, accompanied by outdoor and indoor retail and dining destinations. The Group targets to launch 2,000 exclusive high-rise apartments commanding sea view in early 2019. Subsequent launches will include more apartments and villa 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. It adopted its current name in 1983. Tuan Sing is an investment holding company with interest mainly in property development, property investment and hotel ownership. Headquartered in Singapore, the Group has over 60 subsidiaries and associates serving a broad spectrum of customers through its workforce across the 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 and owns 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 (“GHG”), which owns two five-star hotels in Australia, namely, Grand Hyatt Melbourne and Hyatt Regency Perth. The hotels are managed by Hyatt International and located in 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. 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. (“GulTech”) and a 49% stake in Pan-West (Private) Limited (“Pan-West”). GulTech is a printed circuit board manufacturer with operations in Singapore and China and Pan-West is a retailer of golf-related products. In line with its strategic direction, the Group is not averse to divesting its investment in these two entities when opportunities arise.



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Important notes on forward-looking statements:

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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