



NOTICE OF VALUATION OF REAL ASSETS

Tuan Sing Holdings Limited (the “Company”) wishes to announce that pursuant to Rule 703 of the SGX-ST Listing Manual, the independent valuations which have been adopted in the consolidated financial statements of the Company for the financial year ended 31 December 2022 are set out below:

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
30/09/2022	Jones Lang LaSalle Property Consultants Pte Ltd	18 Robinson 18 Robinson Road, Singapore 048547	Singapore Dollar	683,000,000
30/09/2022	Jones Lang LaSalle Property Consultants Pte Ltd	11th floor at Far East Finance Building 14 Robinson Road, #11-01/02, Singapore 048545	Singapore Dollar	10,700,000
31/12/2022	Savills Valuation and Professional Services (S) Pte Ltd	Link@896 896 Dunearn Road, Singapore 589472	Singapore Dollar	388,000,000
31/12/2022	Jones Lang LaSalle Property Consultants Pte Ltd	Site at 870 Dunearn Road, Singapore 589471	Singapore Dollar	58,000,000
31/12/2022	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	The Oxley 9 Oxley Rise, #01-01 to #01-10, #02-01 to #02-14 and #03-01 to #03-14, Singapore 238697	Singapore Dollar	70,000,000
31/12/2022	Savills Valuation and Professional Services (S) Pte Ltd	Three units at L&Y Building 59 Jalan Pemimpin, #01-03, #01-04 and #05-01, Singapore 577218	Singapore Dollar	14,820,000
30/10/2022	CBRE Valuations Pty Limited	Grand Hyatt Melbourne (Hotel) 123 Collins Street, Melbourne, Victoria 3000	Australian Dollar	360,000,000
30/10/2022	CBRE Valuations Pty Limited	Commercial Centre & Carpark within Grand Hyatt Melbourne complex 123 Collins Street, Melbourne, Victoria 3000	Australian Dollar	159,500,000
02/11/2022	CBRE Valuations Pty Limited	Hyatt Regency Perth (Hotel) 99 Adelaide Terrace, East Perth, Western Australia 6004	Australian Dollar	50,250,000
02/11/2022	CBRE Valuations Pty Limited	Commercial Centre & Carpark within Hyatt Regency Perth complex 99 Adelaide Terrace, East Perth, Western Australia 6004 Two vacant land 10 & 40 Terrace Road, East Perth, Western Australia 6004	Australian Dollar	100,300,000



TUAN SING HOLDINGS LIMITED
(Registration No. 196900130M)

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
26/10/2022	CBRE Valuations Pty Limited	Single-storey commercial building 25 George Parade, Melbourne, Victoria 3000	Australian Dollar	5,000,000
31/12/2022	Knight Frank Petty Limited	Three-storey commercial building No. 2950 Chunshen Road, Minhang District, Shanghai, China.	Renminbi	31,900,000
31/12/2022	Knight Frank Petty Limited	Six shop units at Lakeside Ville Phase III Units 351-353 and 355-357 Lakeside Ville Phase III, Lane 1517 Huqingping Highway, Qingpu District, Shanghai, China.	Renminbi	8,300,000
31/12/2022	Knight Frank Petty Limited	Basement commercial units at Lakeside Ville Phase III Units 360, 395 and 396 Lakeside Ville Phase III, Qingpu District, Shanghai, China.	Renminbi	18,400,000
31/12/2022	Knight Frank Petty Limited	55 underground carpark lots at Luyinyuan Lane 558 Baochun Road, Minhang District, Shanghai, China.	Renminbi	14,000,000
31/12/2022	Knight Frank Petty Limited	Two apartment units at Lakeside Ville Phase III Unit 201 in Block 363 and Unit 1102 in Block 391 Lakeside Ville Phase III, Lane 1517 Huqingping Highway, Qingpu District, Shanghai, China.	Renminbi	32,600,000

The valuation reports for the abovementioned properties are available for inspection at the Company's registered office during business hours for three months from the date of this announcement.

BY ORDER OF THE BOARD

Leow May Cin
Company Secretary
24 February 2023