



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 2025 are set out below:

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	18 Robinson 18 Robinson Road, Singapore 048547	Singapore Dollar	689,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	11th floor at Far East Finance Building 14 Robinson Road, #11-01/02, Singapore 048545	Singapore Dollar	12,200,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	Dunearn Village (formerly known as Link@896) 896 Dunearn Road, Singapore 589472	Singapore Dollar	500,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Site at 870 Dunearn Road Singapore 589471	Singapore Dollar	59,000,000
31/12/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Fraser Residence River Promenade, Conservation Warehouses and Carpark Lots 5 Jiak Kim Street, Singapore 169425	Singapore Dollar	148,000,000
31/12/2025	Edmund Tie & Company (SEA) 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	85,500,000
31/12/2025	Knight Frank Pte Ltd	3 units at L&Y Building 59 Jalan Pemimpin, #01-03, #01-04 and #05-01, Singapore 577218	Singapore Dollar	17,560,000
31/12/2025	Edmund Tie & Company (SEA) Pte Ltd	#02-05 Mont Botanik Residence 2K Jalan Remaja, Singapore 668728	Singapore Dollar	1,850,000
31/12/2025	CBRE Valuations Pty Limited	Grand Hyatt Melbourne (Hotel) 123 Collins Street, Melbourne, Victoria 3000	Australian Dollar	365,000,000
31/12/2025	CBRE Valuations Pty Limited	Commercial Centre & Carpark at 123 Collins Street Melbourne, Victoria 3000	Australian Dollar	189,800,000
31/12/2025	CBRE Valuations Pty Limited	Single-storey commercial building 25 George Parade, Melbourne, Victoria 3000	Australian Dollar	5,200,000

**TUAN SING HOLDINGS LIMITED**

(Registration No. 196900130M)

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2025	CBRE Valuations Pty Limited	Residence on Langley Park (Hotel Apartment) 99 Adelaide Terrace, East Perth, Western Australia 6004	Australian Dollar	72,000,000
31/12/2025	CBRE Valuations Pty Limited	Commercial Centre (comprising 18 Terrace Road & Shoppe on Langley Park) & Carpark at 99 Adelaide Terrace East Perth, Western Australia 6004 Two vacant land at 10 & 40 Terrace Road East Perth, Western Australia 6004	Australian Dollar	128,300,000
31/12/2025	Knight Frank Petty Limited	Three-storey commercial building No. 2950 Chunshen Road, Minhang District, Shanghai, China.	Renminbi	31,500,000
31/12/2025	Knight Frank Petty Limited	6 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	7,900,000
31/12/2025	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	17,800,000
31/12/2025	Knight Frank Petty Limited	55 underground carpark lots at Luyinyuan Lane 558 Baochun Road, Minhang District, Shanghai, China.	Renminbi	14,000,000
31/12/2025	Knight Frank Petty Limited	3 apartment units at Lakeside Ville Phase III Units 201 and 802 in Block 363 and Unit 1102 in Block 391 Lakeside Ville Phase III, Lane 1517 Huqingping Highway, Qingpu District, Shanghai, China.	Renminbi	38,400,000
31/12/2025	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	19 commercial units at Summer Station Units 101-115 (134-148), 201-202 (241-242), 211-212 (251-252) in Block 7 of Summer Station, Yuxiu Road, Jiyang District, Sanya, Hainan Province, China	Renminbi	103,000,000

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Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2025	KJPP Wiseso dan Rekan	Site at Opus Bay (Retail) Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	97,102,014,219
31/12/2025	KJPP Wiseso dan Rekan	Site at Opus Bay (Hospitality) Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	104,902,372,464
31/12/2025	KJPP Wiseso dan Rekan	Balmoral Tower at Opus Bay (Hospitality) Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	327,346,717,163 ¹
31/12/2025	KJPP Wiseso dan Rekan	Teluk Senimba Ferry Terminal Land and building located at Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	88,580,000,000
31/12/2025	KJPP Wiseso dan Rekan	6 Shophouses at Marina City Shophouse Complex and 7 Terrace Houses at Ocean Park Residential Estate Jalan Raya Marina City, Tanjung Riau, District of Sekupang, Batam City, Indonesia	Indonesian Rupiah	5,980,000,000
09/10/2025	Knight Frank Malaysia Sdn Bhd	One-and-a half-storey factory No. 53, Jalan Cemerlang, Taman Perindustrian Cemerlang, 81800 Ulu Tiram, Johor Darul Takzim, Malaysia	Malaysian Ringgit	3,000,000

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
27 February 2026

¹ The valuation is derived based on the ratio of saleable area set aside for hospitality to the total saleable area of Balmoral Tower.