



PRESS RELEASE

TUAN SING ACQUIRES REMAINING 50% INTEREST IN GRAND HOTEL GROUP IN AUSTRALIA FOR A\$126 MILLION

- ***THIS FOLLOWS A FULL AND FINAL SETTLEMENT OF A DISPUTE WITH ITS JOINT VENTURE PARTNER***
- ***THE GROUP WILL NOW HAVE 100% INTEREST AND CONTROL IN TWO HOTELS IN AUSTRALIA – GRAND HYATT MELBOURNE AND HYATT REGENCY PERTH***
- ***ESTABLISHES TUAN SING REAL ESTATE TRUST IN SINGAPORE TO MANAGE THE GRAND HOTEL GROUP***

SINGAPORE, 3 September 2014 - Tuan Sing Holdings Limited announced today that it has signed an agreement with its joint venture partner, Morgan Stanley, to acquire the remaining 50% interest in Grand Hotel Group (“**GHG**”) for a cash consideration of A\$126.04 million. For this purpose, a wholly-owned subsidiary “Tuan Sing Real Estate Pty Limited” and a private trust “Tuan Sing Real Estate Trust” have been established in Australia and Singapore respectively.

As at 31 July 2014, the unaudited net asset value of GHG was A\$276.6 million. Upon completion of the transaction, Tuan Sing will have full interest and control in GHG which owns two five-star hotels in Australia, namely, Grand Hyatt Melbourne and Hyatt Regency Perth.

The transaction is expected to be completed before the end of the year, after all necessary approvals and consents from the relevant regulatory authorities and consortium banks have been obtained as well as upon the satisfaction of certain conditions precedent.

The Hotels

Grand Hyatt Melbourne

Grand Hyatt Melbourne is located in the heart of Melbourne’s Central Business District on the prestigious Collins Street, Melbourne’s epicentre of high fashion and fine dining.

Grand Hyatt Melbourne is renowned for its luxury and service excellence. With 546 rooms, it offers a wide range of facilities and services to meet the fitness, shopping and dining needs of its guests. Some of the luxurious and high-end stores in the hotel’s shopping complex include Bvlgari, Paspaley, Emporio Armani and many more.



Hyatt Regency Perth

Hyatt Regency Perth is located by the picturesque Swan River, and a short walk from the Central Business District shopping precinct. With 367 rooms, it offers superior comfort and convenience for its guests. The hotel also offers fine cuisine in its five restaurants and bars, complemented by its leisure facilities and ample event space.

The two hotels provide a combined 913 rooms, retail and office space spanning 259,100 sq. ft and more than 1,600 car park bays. In 2013, the two hotels achieved an occupancy rate of more than 85%. In the same year, net property income of Grand Hyatt Melbourne amounted to approximately A\$24.1 million; whereas net property income of Hyatt Regency Perth amounted to approximately A\$19.0 million.

For the seven months ended 31 July 2014, GHG's net property income increased 2% to A\$23.7 million. The combined Revenue Per Available Room (RevPar) of the two hotels edged up 1% year-on-year. As a result, GHG's net profit rose to A\$6.3 million.

Mr William Liem, CEO of Tuan Sing said, "We are pleased with the acquisition of the remaining 50% stake of the two distinctive hotels. We have spent more than A\$70 million to renovate, upgrade and increase usable space at the two hotels over the past few years, and we are confident of reaping the benefits from these asset enhancements going forward."

He continued: "This acquisition will allow Tuan Sing to gain full control over the two hotels, and thus add value to the overall top and bottom-lines of the Group. With this acquisition, the Australia portfolio will represent about 35% of Tuan Sing's total property value. Through a combination of strategic plans we have in place, we intend to make GHG more efficient and therefore more profitable over time."





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. The current name was adopted in 1983 and it has been an investment holding company with interest mainly in property development, property investment and hotel ownership. Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific Region.

About GHG

GHG owns two hotel properties in Australia, namely, Grand Hyatt Melbourne and Hyatt Regency Perth. The 5-star hotels are operated under the Hyatt International chain. Grand Hyatt Melbourne is strategically located within Melbourne’s Central Business District with 546 hotel rooms while Hyatt Regency Perth is located at the eastern end of Perth’s Central Business District with 367 hotel rooms. The properties in Melbourne and Perth include also certain adjoining non-hotel assets like commercial, office, rental space and car parks.

GHG provides a range of hospitality services throughout its hotels. These hospitality services have traditionally involved the provision of food and beverage services within the hotel complexes.

Grand Hyatt Melbourne	
	Hotel structure: A prime development comprising a four-basement car park, two guest lobby floors, one plant room floor, two guest services floors and 23 guest room floors.
	Location: Within Melbourne’s Central Business District at the “Paris End” on the southern side of Collins Street intersected with the eastern side of Russell Street and a rear frontage to Flinders Lane.
	Land area: 5,776 sq m Tenure: Freehold
	Facilities and amenities: 546 hotel rooms, the Collins Kitchen restaurant, a lobby lounge, a Bistro Bar, the Ru-Co bar, 16 function rooms and areas (with a capacity of up to approximately 1,120 people theatre-style), the Grand Club Health and Fitness Centre which includes a heated indoor swimming pool and spa, an all-weather tennis court, basketball area and three golf practice nets.
	Retail and commercial space: 9 retail and commercial units with a total area of approximately 2,473 sq m, and a 592-bay car park.
Hyatt Regency Perth	
	Hotel structure: A prime development comprising a two-basement car park, lower ground and upper ground guest services and nine upper guest room floors inclusive of two plant rooms.
	Location: Along Swan River within walking distance from the Perth’s Central Business District on the southern side of Adelaide Terrace and the northern side of Terrace Road between Plain Street to the east and Bennett Street to the west.
	Land area: 25,826 sq m Tenure: Freehold
	Facilities and amenities: 367 hotel rooms, three restaurants, two bars, 14 function rooms and areas (with a capacity of up to approximately 1,000 people theatre-style), a boardroom and a task room, a business centre, a fitness centre, floodlit tennis court and an outdoor heated swimming pool.
	Retail and commercial space: A three-level office with a lettable area of 18,745 sq m, 29 ground floor retail and commercial units with a total area of approximately 2,856 sq m, a squash centre and a car park which can accommodate approximately 1,020 cars.



TUAN SING HOLDINGS LIMITED

(Company Registration No. 196900130M)

Grand Hyatt Melbourne and Hyatt Regency Perth have received numerous accolades over the years, in recognition of its high standards of dedication and services practiced at the hotel, some of which are set out in the table below: -

Grand Hyatt Melbourne

- 2013 & 2011 Business Traveller Asia-Pacific Awards - *Best Business Hotel in Melbourne*
- 2013 Condé Nast Traveller – Reader’s Choice Awards - *Top 10 Hotels in Australia and the Pacific*
- 2013 Tourism Accommodation Australia (TAA) Awards - *Hotel Bar of the Year*
- 2013 Spice Magazine Hot 100 Hotels - *Best Business Hotel and Best City Ballroom*
- 2012 Travel + Leisure World’s Best Awards - *Top 10 City Hotels in Australia, New Zealand, and the South Pacific*
- 2011 Australian Hotels Association (Vic) Awards - *Bar of the Year*

Hyatt Regency Perth

- 2013 Australian Hospitality Association (WA) Hotel and Hospitality Awards for Excellence - *Best Conference and Functions Award*
- 2013 Gold Plate Award - *Best Licensed Asian Restaurant*
- 2012 Australian Hotels Association’s ME Bank WA Accommodation Industry Awards - *Best Deluxe Accommodation Award*
- 2012 Australian Hotels Association’s ME Bank WA Hotel & Hospitality Awards for Excellence - *Best Conference and Banquet Award*
- 2012 WA Tourism Award - *Gold in Business Tourism Category*
- 2012 Catering Institute of Australia (WA) Prix D - *Honour Winner for Buffet Dining (Cafe)*
- 2011 Catering Institute of Australia - *Gold Plate Award in Buffet Dining*
- 2011 Australian Hotels Association’s ME Bank Accommodation Industry Awards - *Redeveloped Accommodation Hotel Award*

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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