

**TIONG SENG HOLDINGS LIMITED**  
(Incorporated in Singapore)  
Company Registration No. 200807295Z

---

---

**PROPOSED DISPOSAL OF PROPERTY LOCATED AT 6 TUAS SOUTH STREET 11, TIONG SENG @ TUAS SOUTH, SINGAPORE 637094 – COMPLETION OF PROPOSED DISPOSAL**

---

The Board of Directors (the “**Board**”) of Tiong Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the Company’s announcements on 18 June 2025 and 20 June 2025 in relation to the grant by Tiong Seng Contractors (Private) Limited (“**TSC**”), a wholly-owned subsidiary of the Company, of an option to purchase (the “**Option**”) to an unrelated third party purchaser (the “**Purchaser**”) for the sale of a leasehold property located at 6 Tuas South Street 11, Tiong Seng @ Tuas South, Singapore 637094, which leasehold was granted by JTC to TSC on 1 December 2016 with a leasehold tenure of 20 years and 6 months commencing from 27 May 2015 (the “**Tuas Property**”), for an aggregate consideration of S\$10,500,000 (the “**Purchase Consideration**”) on the terms and subject to the conditions of the Option (the “**Proposed Disposal**”), and the exercise of the said Option on 20 June 2025.

As noted in the abovementioned announcements, the adoption of a mandate (“**Disposal Mandate**”) to authorise the Group to dispose of the Tuas Property had been first approved at an extraordinary general meeting of the Company held on 15 December 2023, and the Disposal Mandate (with updated valuations and minimum disposal prices for the Tuas Property) was then subsequently renewed at the annual general meeting (“**AGM**”) of the Company on 30 April 2024. The most recent renewed Disposal Mandate was approved at the AGM on 30 April 2025 on terms set out in the Appendix to the Notice of Annual General Meeting dated 15 April 2025. As the relative figure computed under Rule 1006(c) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**Listing Manual**”) exceeds 20%, the Proposed Disposal constitutes a “major transaction” pursuant to Rule 1014(a) of the Listing Manual. As such the Company had sought and obtained the approval of the Shareholders (and renewal of such approval) for the Proposed Disposal under the Disposal Mandate.

The Board is pleased to announce that the Proposed Disposal has been completed on 17 September 2025, and the balance amount of the Purchase Consideration, being S\$9,450,000, which is equivalent to 90% of the Purchase Consideration, has been paid to TSC upon the said completion.

BY ORDER OF THE BOARD  
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan  
Executive Director and CEO  
17 September 2025