

FOR IMMEDIATE RELEASE

Tiong Seng Unit Signs MOU to Develop Advanced Precast Solutions for Ghana's Housing and Infrastructure Projects

- Wholly owned subsidiary RVD signs MOU with Rock Africa to develop advanced precast capabilities in Ghana for the supply of PPVC and other precast components
- MOU signing ceremony was attended by H.E. John Dramani Mahama, President of the Republic of Ghana
- Collaboration aligns with Ghana's job-creation and industrialisation agenda alongside Singapore's DfMA best practices
- Partnership underscores global applicability of Tiong Seng's engineering solutions portfolio, marking a significant step in the Group's international growth strategy

SINGAPORE – 28 August, 2025 – Mainboard-listed construction group and property developer, **Tiong Seng Holdings Limited (長成控股)** ("Tiong Seng", "the Company", or together with its subsidiaries, "the Group") is pleased to announce that its wholly owned subsidiary, Robin Village Development Pte Ltd ("RVD"), a Singapore specialist in precast and prefabrication, and Rock Africa Limited ("RAL"), a Ghanaian project development and investment company, today signed a Memorandum of Understanding ("MOU"), in the presence of H.E. John Dramani Mahama, President of the Republic of Ghana, to develop precast production capabilities for the supply of PPVC (Prefabricated Prefinished Volumetric Construction) and other precast components for large-scale housing and institutional projects in Ghana. RVD is the advanced precast solutions arm of Tiong Seng Engineering Solutions ("TSES"), the Engineering Solutions segment of the broader Tiong Seng Group.

As an anchor project, the partners will collaborate on a pilot tertiary student hostel development at the University of Ghana, in Accra, comprising four residential blocks with approximately 2,280 rooms providing accommodation for up to 10,000 beds. RVD will provide design engineering, shop

drawings, yard planning, support, and structured training on the prefabricated construction technologies, to build a skilled local workforce for factory production and on-site installation.

By introducing Design for Manufacturing and Assembly (“DfMA”) construction approaches – including PPVC and Prefabricated Bathroom Units (“PBU”) – the partnership seeks to enhance construction build quality, shorten delivery times, and improve site safety, while enabling local capacity building and high-value jobs in alignment with Ghana’s priorities on industrialisation, 24-hour economy, and expanding affordable housing.

In recent years, Tiong Seng has strategically grown its engineering solutions capabilities to deliver integrated, sustainable modular construction solutions across a diverse portfolio of project typologies. Locally the segment and its subsidiaries have successfully operated on landmark projects such as the Nanyang Technological University’s Gaia Business School – Asia’s largest Mass Engineered Timber Building, Gardens by the Bay, and Resort World Singapore’s Festive Hotel. The global expansion of RVD’s proven industrial expertise and engineered products into Ghana further demonstrates the Group’s capacity to successfully internationalise Singapore’s advanced construction methodologies. This achievement underscores the global applicability of Tiong Seng’s engineering solutions portfolio, and marks a significant step in the Group’s international growth strategy, opening pathways for further expansion in emerging markets.

“This partnership represents a pivotal moment in our international growth trajectory,” Mr Pek Lian Guan, CEO of Tiong Seng Holdings Limited, commented. “By extending our subsidiaries’ expertise into new markets, we are not only strengthening our technical capabilities and operational resilience, but also positioning ourselves to capitalise on emerging opportunities beyond our shores. Our engineering solutions have always been designed with global scalability in mind, and this collaboration with Rock Africa validates that vision. Through our Engineering Solutions segment and its specialised subsidiaries, Tiong Seng Holdings is well-positioned to lead our transformation into a truly international provider of innovative, sustainable and integrated engineering solutions.”

##END##

About Tiong Seng Holdings Limited

Established in 1959 and listed on the Mainboard of the Singapore Exchange since 2010, Tiong Seng Holdings Limited (SGX: BFI) is principally engaged in three core pillars of business: Building Construction & Civil Engineering, Property Development and Engineering Solutions.

Tiong Seng is one of the leading building and civil engineering contractors in Singapore, and holds the highest workhead grading of A1 from the Building and Construction Authority (“BCA”) for both general building and civil engineering, qualifying the Group to undertake public sector projects with unlimited contract value. For over 65 years, Tiong Seng has built up a comprehensive track record of private and public sector projects of different complexities, typologies and sizes.

On the property development front, Tiong Seng has successfully developed both residential and commercial projects across Asia, focusing mainly on various second and third-tier cities in China, including Tianjin, Suzhou and Yangzhou. The Group currently has ongoing projects in the Bohai Economic Rim, one of the main economic zones in China. More recently, the Group also opened its first senior-care facility in Tianjin to tap on China's growing silver economy. In Singapore, the Group has successfully developed two boutique residential properties in the prime districts of 9 and 10.

As a technological frontrunner, Tiong Seng has developed a diverse portfolio of innovative innovations which encompasses Engineering Solutions, the Group's third business segment. This segment provides building solutions as a service and comprises a blend of engineering capabilities such as Prefabricated Prefinished Volumetric Construction (“PPVC”), Precast, Structural Steel, Mass Engineered Timber (“MET”) and Tunnel Segment production. With this asset-light business model, the Group is positioned to capture rising industry demand for modern and efficient building solutions.

Issued on behalf of Tiong Seng Holdings Limited by: GEM COMM

Investor Relations and Media Contact:

Ms Emily Choo

Mobile +65 9734 6565

Email emily@gem-comm.com