



TUAN SING HOLDINGS LIMITED

(Company Registration No. 196900130M)

PRESS RELEASE

Tuan Sing Pushes Ahead with Transformative Redevelopment of its Flagship Property in Melbourne Central Business District

- *This follows Planning Permit granted by the City of Melbourne today*

SINGAPORE/MELBOURNE - 3 December 2025 - Tuan Sing Holdings Ltd (“Tuan Sing”) is going full steam ahead with the redevelopment of its flagship property at 121-131 Collins Street in Melbourne, having just received the official Planning Permit from the Melbourne City Council.

Through its wholly owned subsidiary Grand Hotel Group (“GHG”), Tuan Sing had submitted a Town Planning application for a major mixed-use redevelopment of the Property in November last year, and approval was granted today.

With the issuance of the Planning Permit, Tuan Sing now has a unique opportunity to transform its Collins Street Property into a premier destination for luxury brands and a world-class hotel in what is considered one of the most vibrant parts of Melbourne’s Central Business District.

Mr William Liem, Chief Executive Officer of Tuan Sing, says “We are delighted to have received the Planning Permit from the City of Melbourne. This milestone sets the stage for redevelopment works to commence early next year.”

“This marks an exciting step forward as we redefine, revitalise and reimagine one of the most iconic buildings in Melbourne into a high-value, mixed-use asset that enhances the city’s urban landscape and delivers long-term returns for our stakeholders”.

The Property which currently houses the 550-room Grand Hyatt Hotel along with various retail spaces, will undergo a revamp, introducing a new dynamic luxury retail podium spanning over three levels and featuring flagship duplexes.

A major portion of the proposed redevelopment plans also includes a façade revitalisation, designed to enhance the streetscape and increase engagement along



TUAN SING HOLDINGS LIMITED

(Company Registration No. 196900130M)

Collins / Russell Streets, bringing new energy to this vibrant precinct of Melbourne's "Paris End" and enriching the experience for a broader community.

Through adaptive reuse and sustainable design, the Project aims to inject new energy into the precinct while ensuring "business as usual" for the Hotel and existing tenants throughout construction.

"Environmental sustainability has been a core planning consideration for this Project. With the right approach, this redevelopment can stand as a powerful statement of our commitment to responsible development. By re-imagining rather than rebuilding, we are embracing an inherently sustainable path, one that supports a thriving, connected and culturally vibrant Melbourne for generations to come." says Mr Liem.

Tuan Sing will fund the Project through a blend of bank financing and internal resources. Once complete, the revitalised Property is expected to command higher face rents, boost cashflow and achieve a stronger valuation.

About Tuan Sing Holdings Limited

Tuan Sing Holdings Limited is a regional investment holding company with interests mainly in real estate development, real estate investment and hospitality. Over the years, the Group has developed a portfolio of strategically located real estate assets in Singapore and across the region and established a reputation for the delivery of good quality and iconic developments.

The Group also holds a 44.5% interest in Gul Technologies Singapore Pte Ltd., a printed circuit board manufacturer with manufacturing plants in China.

Since marking its Golden Jubilee in 2019, Tuan Sing has embarked on a business transformation to reposition itself from a niche developer to a major regional player with a presence in commercial, residential and hospitality properties in various key cities across Singapore, Australia, Indonesia and China.

Leveraging on its strengths and track record in property development and investment across a diverse range of property segments, the Group intends to participate in large-scale integrated developments and townships as it enters the next phase of growth.

For more information on Tuan Sing Holdings Limited, please visit <http://www.tuansing.com>.



TUAN SING HOLDINGS LIMITED

(Company Registration No. 196900130M)

Issued by August Consulting on behalf of:

Tuan Sing Holdings Limited

(Company registration No. 196900130M)

Tel: (65) 6223 7211; Fax: (65) 6224 1085

www.tuansing.com

Media Contact

Alan Lee, alanlee@august.com.sg

Victoria Lim, victoria@august.com.sg

Caption: An artist impression of the façade on Collins Street

