



PRESS RELEASE

TUAN SING TO ACQUIRE WESTGATE TOWER IN JURONG FOR S\$600 MILLION

- *Acquisition strengthens Singapore investment property portfolio with a premium Grade A office asset in Jurong Lake District*
 - *Well-leased asset with 295 strata-titled office units, offers management flexibility*
 - *With 90% committed occupancy across 305,000 sq ft, it provides additional source of recurring rental income*

SINGAPORE - 23 October 2026 - Tuan Sing Holdings Limited (“Tuan Sing” or the “Group”) today announced that its wholly-owned subsidiary, Greenlane Land Pte. Ltd., has entered into a sale and purchase agreement to acquire 100% of Westgate Commercial Pte. Ltd. and Westgate Tower Pte. Ltd., which collectively own all the commercial office units in Westgate Tower at 1 Gateway Drive, Singapore.

The acquisition is based on an agreed property value of S\$600 million.

Located in Singapore’s Jurong Lake District, Westgate Tower is a premium Grade A office property comprising approximately 305,000 sq ft of net lettable area across 20 storeys. The property comprises 295 strata-titled office units, providing Tuan Sing with flexibility in the long-term management and positioning of the asset. The office units have a committed occupancy rate of approximately 90%, supported by an established tenant base, generating the Group with an additional source of recurring rental income.

The acquisition represents an opportunity for Tuan Sing to strengthen its portfolio of income-generating investment properties in Singapore while increasing the Group’s exposure to the Jurong Lake District, which is positioned as Singapore’s largest business district outside the central business district.

The proposed acquisition is consistent with Tuan Sing’s strategy of actively managing and growing its real estate portfolio through investments in quality, strategically located assets that offer recurring income and opportunities for long-term value creation.

Mr William Liem, Chief Executive Officer of Tuan Sing, said:

“Westgate Tower represents a rare opportunity to acquire a high-quality Grade A commercial asset in Singapore at an attractive entry price. Its strong occupancy, established tenant base and strategic location in the Jurong Lake District will further strengthen the Group’s recurring income base, while its strata-titled structure provides us with flexibility in how we manage and position the asset over the longer term.



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“The acquisition reflects our disciplined approach to capital allocation - investing selectively in quality assets where we see clear potential to enhance returns and create sustainable long-term value for our shareholders.”

The acquisition will complement Tuan Sing’s existing Singapore investment property portfolio, which includes 18 Robinson and Dunearn Village, and further strengthen the Group’s recurring income base.

The purchase consideration will be wholly satisfied in cash and will be funded through a combination of the Group’s internal resources and bank financing. Completion is expected to take place on 1 December 2026 or such other date as may be agreed between the parties.

The Singapore Exchange Regulation (“SGX RegCo”) has granted Tuan Sing waivers from compliance with Rules 1015, 1014(2) and 107 of the SGX-ST Listing Manual in relation to the proposed acquisition, subject to certain conditions. The acquisition is within the Group’s existing real estate business and will not result in a change in control, geographical market or business segment.

The Group believes the acquisition represents an efficient deployment of its financial resources and will enhance its portfolio of quality income-generating assets, with the potential to deliver sustainable returns and long-term shareholder value.

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 Asia-Pacific 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>.



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