



NOTICE OF VALUATION OF REAL ASSETS

Tuan Sing Holdings Limited (the “**Company**”) wishes to announce that pursuant to Rule 703 of the SGX-ST Listing Manual, the independent valuations which have been adopted in the consolidated financial statements of the Company for the financial year ended 31 December 2021 are set out below:

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2021	Savills Valuation and Professional Services (S) Pte Ltd	18 Robinson Road, Singapore 048547	Singapore Dollar	671,500,000
31/12/2021	Savills Valuation and Professional Services (S) Pte Ltd	14 Robinson Road, #11-01/02, Singapore 048545	Singapore Dollar	10,000,000
31/12/2021	Savills Valuation and Professional Services (S) Pte Ltd	896 Dunearn Road, Singapore 589472	Singapore Dollar	388,000,000
31/12/2021	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	9 Oxley Rise, #01-00, #02-00 and #03-00, Singapore 238697	Singapore Dollar	65,350,000
31/12/2021	Savills Valuation and Professional Services (S) Pte Ltd	59 Jalan Pemimpin, #01-03, #01-04 and #05-01, Singapore 577218	Singapore Dollar	14,820,000
08/10/2021	CBRE Valuations Pty Limited	Grand Hyatt Melbourne (Hotel)	Australian Dollar	347,000,000
08/10/2021	CBRE Valuations Pty Limited	Commercial Centre & Carpark within Grand Hyatt Melbourne complex	Australian Dollar	165,000,000
01/10/2021	CBRE Valuations Pty Limited	Hyatt Regency Perth (Hotel)	Australian Dollar	47,000,000
01/10/2021	CBRE Valuations Pty Limited	Commercial Centre & Carpark within Hyatt Regency Perth complex and two vacant land	Australian Dollar	101,800,000
05/10/2021	CBRE Valuations Pty Limited	25 George Parade, Melbourne, Victoria 3000	Australian Dollar	5,000,000
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	No. 2950 Chunshen Road, Minhang District, Shanghai, China.	Renminbi	31,900,000
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	Units 351-353 and 355-357 Lakeside Ville, Qingpu District, Shanghai, China.	Renminbi	8,400,000
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	No. 360, 395 and 396 Lakeside Ville, Qingpu District, Shanghai, China.	Renminbi	18,400,000



TUAN SING HOLDINGS LIMITED
(Registration No. 196900130M)

Date of Valuation	Name of Valuer	Description of Property	Valuation Currency	Valuation Amount
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	Lane 558, Baochun Road, Minhang District, Shanghai, China.	Renminbi	14,000,000
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	Unit 201, No. 363 Lakeside Ville, Qingpu District, Shanghai, China.	Renminbi	11,100,000
31/12/2021	Beijing Colliers International Real Estate Valuation Co., Ltd.	Unit 1102, No. 391 Lakeside Ville, Qingpu District, Shanghai, China.	Renminbi	21,500,000

The valuation reports for the abovementioned properties are available for inspection at the Company's registered office during business hours for three months from the date of this announcement.

BY ORDER OF THE BOARD

Leow May Cin
Company Secretary
25 February 2022