



TUAN SING HOLDINGS LIMITED

Creating A Clear Distinction

52nd ANNUAL GENERAL MEETING

28th April 2022

This presentation has been prepared by Tuan Sing Holdings Limited for information purposes only.
It is confidential and may not be reproduced (in whole or in part) nor summarised or distributed without the prior written permission of TSH.
Copyright 2021 © Tuan Sing Holdings Limited. All rights reserved



Disclaimer

This presentation and the information contained herein does not constitute or form any part of and should not be constructed as any offer, invitation or recommendation to sell or issue, or any solicitation of any offer to subscribe for or purchase any securities of Tuan Sing Holdings Limited (the “**Company**”) or any of its subsidiaries, associated companies (collectively with the Company, the “**Group**”) in any jurisdiction or an inducement to enter into investment activity and nothing contained herein shall form the basis of or be relied upon in connection with any contract or commitment or investment decision whatsoever. For the purposes of this notice, “presentation” means this document, any oral presentation, any question and answer session and any written or oral material discussed or distributed during any roadshow presentation meeting.

This presentation is being furnished to you solely for your information and may not be released, reproduced or redistributed, directly or indirectly and in whole or in part, to any other person or published, in whole or in part, for any purpose. This presentation has not been independently verified. Reliance should not be placed on the information or opinions in this presentation. No representation, warranty or undertaking, express or implied, of any nature is given by or on behalf of the Company or any member of the Group, DBS Bank Ltd., United Overseas Bank Limited, Credit Suisse (Singapore) Limited, any of their respective joint venture and/or associated companies, or any of such person’s respective affiliates, directors, officers, employees, agents, advisors or representatives as to, and no reliance should be placed on, the fairness, correctness, accuracy, reliability or completeness of the information, opinions or conclusions contained herein, and no responsibility or liability is assumed by any such persons for any such information or opinions or for any errors or omissions. This presentation is being communicated only to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act, Chapter 289 of Singapore (the “**SFA**”) pursuant to Section 274 of the SFA, (ii) relevant persons (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors Regulation) 2018 or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA (all such persons being referred to as “**relevant persons**”). Any reference to the “**SFA**” is a reference to the Securities and Futures Act, Chapter 289 of Singapore and a reference to any term as defined in the SFA or any provision in the SFA is a reference to that term or provision as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time. The information and opinions in this presentation are provided as at the date of this presentation and are subject to change without notice. This presentation does not purport to contain all of the information that may be required to evaluate any investment in the Company, the Group or any of its securities and should not be relied upon to form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. No assurance is made as to the accuracy of this presentation and it may be incomplete or condensed and it may not contain all material information concerning the Company or the Group.

The information in this presentation is not financial product advice and does not take into consideration the investment objectives, financial situation or particular needs of any particular person. A recipient must rely on its own independent representatives and advisers, including its own legal and financial advisers and accountants, as to legal, tax and related matters concerning this presentation, its contents and any investment in any securities. Certain statements in this presentation constitute “forward-looking statements”, including forward-looking financial information. Such forward-looking statements and financial information are based on numerous assumptions regarding the present and future business strategies of the Group that are subject to business, economic, competitive and other risks, uncertainties and contingencies which are subject to change and in many cases outside the control of the Company and/or the Group, and actual future performance could differ materially from these forward-looking statements and financial information. Past performance should not be taken as an indication or guarantee of future results, and no representation or warranty, express or implied, is made regarding future performance. No assurance is given that any forward-looking statements and financial information will be achieved and recipients should not place undue reliance on such forward-looking statements. There is no obligation to update, modify or amend this communication or to otherwise notify the recipient if information, opinions, assumptions, projections, forecasts or estimates set forth therein, changes or subsequently becomes inaccurate or if there is any change in the Company’s expectations with regard thereto or any change in events, conditions or circumstances on which any statement is based after the date of this presentation or to update or to keep current any other information contained in this presentation. None of the Company, or any member of the Group, DBS Bank Ltd., United Overseas Bank Limited, Credit Suisse (Singapore) Limited, or any of their respective affiliates, directors, officers, employees, agents, advisors or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of or reliance on this presentation, the information or opinions contained in this presentation or otherwise arising in connection with it. Rounding adjustments have been made in calculating some of the financial and other numerical information included in this presentation.

No offering of the Company’s securities will be registered under the U.S. Securities Act of 1933, as amended, or with any securities regulatory authority of any state or other jurisdiction of the United States. Subject to certain exceptions, the Company’s securities may not be offered, sold or delivered within the United States or to, or for the account or benefit of, any U.S. person (as defined in Regulation S under the U.S. Securities Act).

Neither this presentation nor a copy or portion of such presentation may be taken or transmitted into the United States or distributed, directly or indirectly, in the United States. The information presented here is not an offer for sale within the United States of any securities of the Company. The distribution of this presentation in certain jurisdictions may be restricted by law and persons into whose possession this presentation comes should inform themselves about, and observe, any such restrictions. By attending this presentation or by accepting this document, you will be taken to have represented, warranted and undertaken that: (i) you are a relevant person (as defined above); (ii) you are not a person located in the United States or any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States or any U.S. person; (iii) you are bound by the foregoing limitations and agree you have read and agreed to comply with the contents of this notice; and (iv) any investment in any securities of the Company will be made solely on the basis of your own independent investigation of the financial condition and affairs and appraisal of the credit worthiness of the Company and the Group and review of the information in the disclosure document prepared by the Company and after seeking appropriate financial and professional advice, and not on this presentation. Any failure to comply with these restrictions may constitute a violation of applicable securities law.



18 Robinson, Singapore

CFO PRESENTATION
Mr Tan Choong Kiak,
Chief Financial Officer

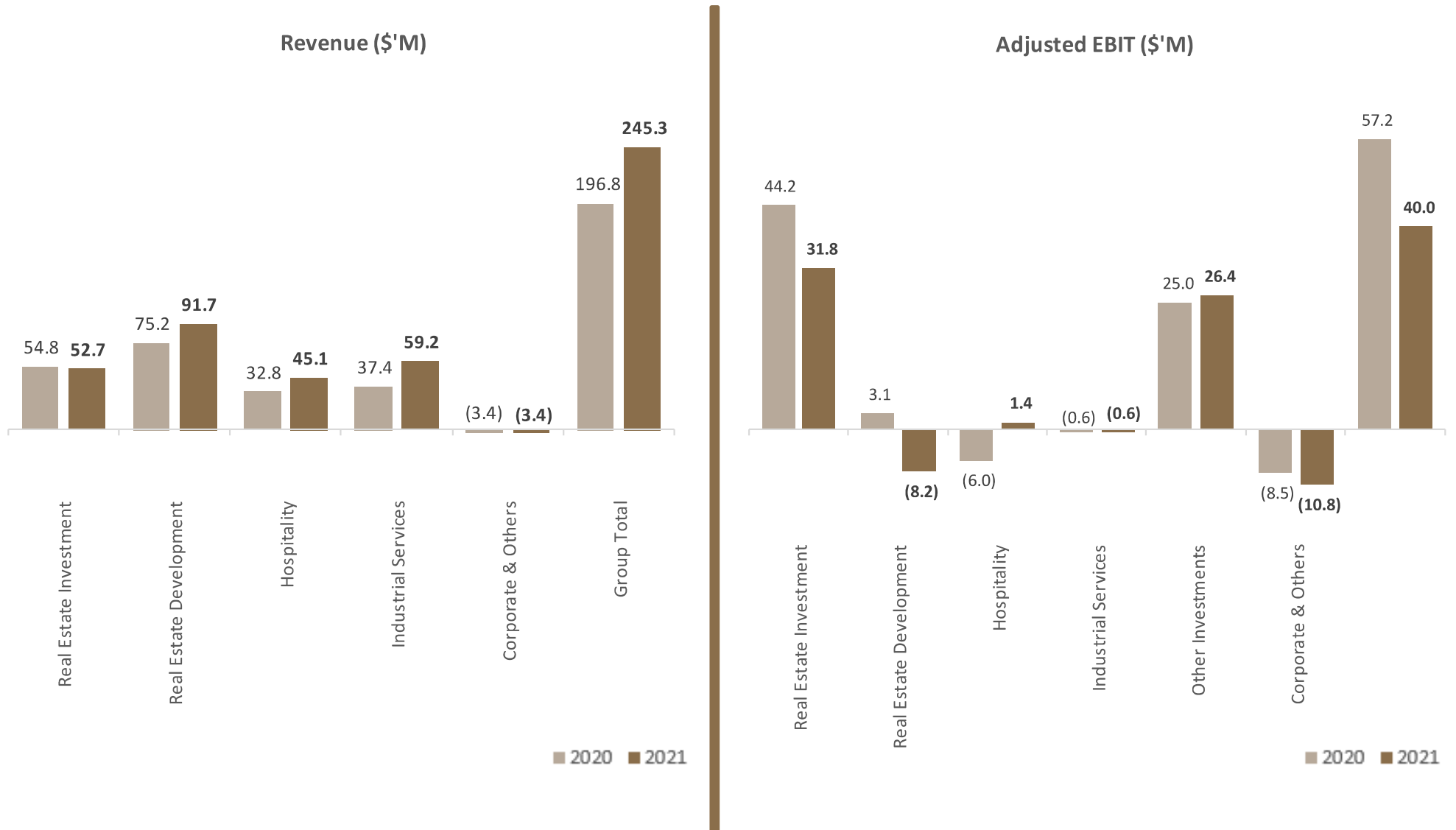


FY2021 Financial Performance

(\$'m)	FY2021	FY2020	Chg (%)
Revenue	245.3	196.8	25
Gross profit	56.8	48.6	17
Profit before tax & fair value adj	87.5	14.7	496
Profit before tax	84.1	59.9	40
Profit after tax	81.8	58.5	40
Net profit attributable to shareholders	83.7	59.0	42
EPS (cents)	7.0	5.0	40



FY2021 Financial Performance by Business Segments





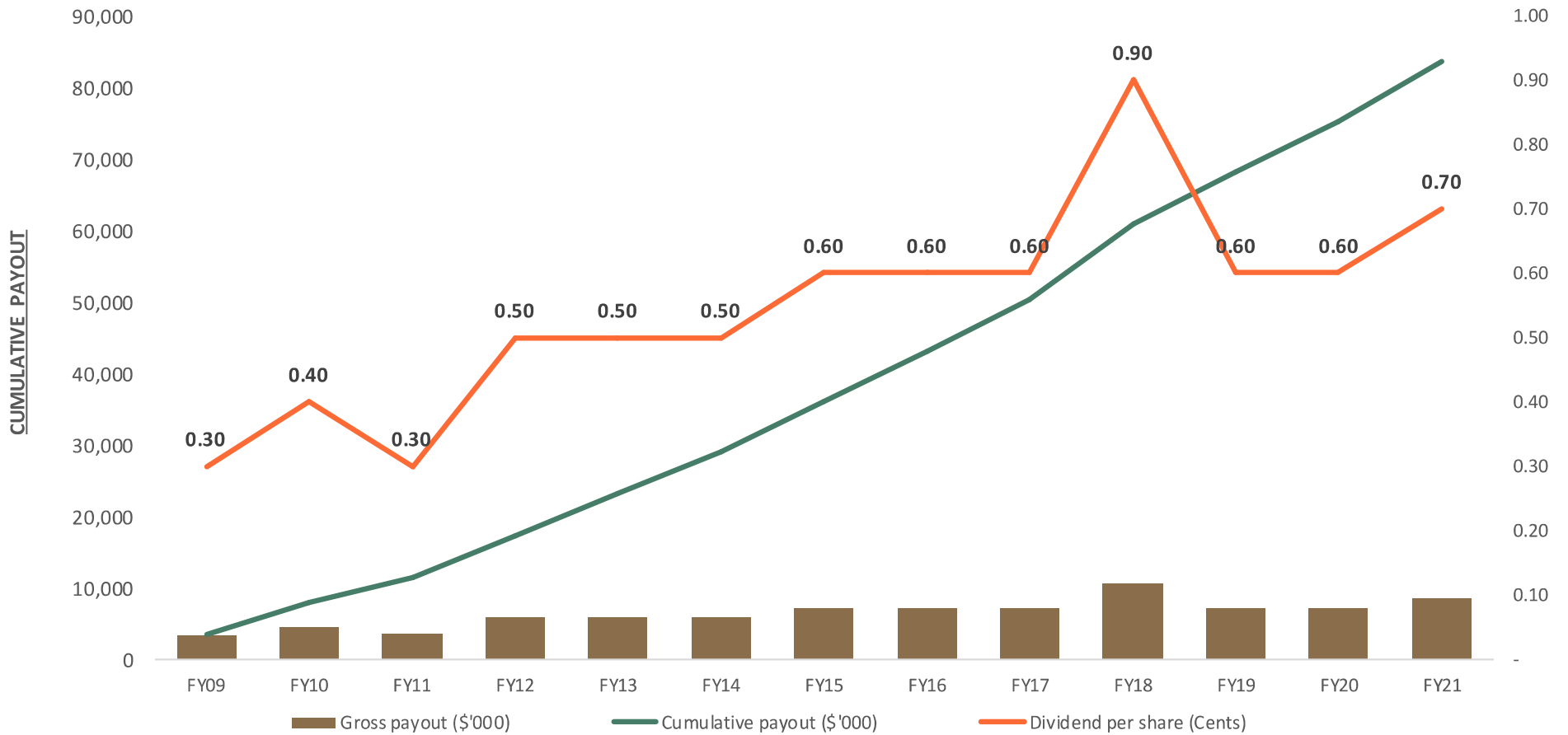
FY2021 Financial Performance

(\$'m)	31.12.21	31.12.20	Chg (%)
Total Assets	2,764.3	3,143.7	(12)
Total Liabilities	1,499.9	1,970.2	(24)
Total Borrowings	1,352.7	1,465.0	(8)
Cash and Bank Balances	405.0	274.4	48
Shareholders' Funds	1,250.2	1,160.1	8
NAV per share (cents)	104.0	97.7	6
Gross Gearing	1.07x	1.25x	(14)
Net Gearing	0.75x	1.01x	(26)



Dividend Record

STRONG DIVIDEND TRACK RECORD





CEO PRESENTATION

Mr William Liem,
Chief Executive Officer

Opus Bay, Indonesia

Artist's Impression



Business Updates

- **Real Estate Investment**
- Real Estate Development
- Hospitality
- Other Investments



SINGAPORE

18 Robinson



Description	<ul style="list-style-type: none"> • 28-storey Grade A commercial building in the heart of CBD • 6 basement Automated Guided Vehicle carpark • TOP obtained in January 2019 • New York-based Kohn Pedersen Fox Associates as concept architect and Singapore Architects 61 as local architect
Awards	<ul style="list-style-type: none"> • 2021 BCA Construction Excellence Award (Merit) • 2021 Council on Tall Buildings and Urban Habitat (CTBUH) Award of Excellence Winner for Best Tall Building (100 199m) and Urban Habitat – Single Site Scale • 2022 BCA Green Mark Award (Platinum)
Location	<ul style="list-style-type: none"> • 18 Robinson Road, Singapore
Tenure	<ul style="list-style-type: none"> • 999 years from 1884 and 1885 (82% of the land area) • 99 years from 2013 (18% of the land area)
Type	<ul style="list-style-type: none"> • Retail & Office
Net Lettable Area	<ul style="list-style-type: none"> • Office NLA ~15,106 square metres • Retail NLA ~2,632 square metres
Average Occupancy Rate	<ul style="list-style-type: none"> • 72% as at 31 December 2021
Valuation	<ul style="list-style-type: none"> • S\$671.5 million as at 31 December 2021
Major Tenants	<ul style="list-style-type: none"> • Singapore Tanjong Pagar Centre No. 4 Pte Ltd


- 18 Robinson continues to enjoy improving occupancies in 2022 with the relaxation of COVID-19 measures and the increase in employees returning to the office



SINGAPORE

Link@896



Description	<ul style="list-style-type: none"> 5-storey commercial building on the largest plot of commercial land of 13,089 square metres along Bukit Timah Road and connected to King Albert Park MRT Additions & Alterations (A&A) commenced in 2019 to reposition and introduce more lifestyle retail and F&B tenants
Location	<ul style="list-style-type: none"> 896 Dunearn Road, Singapore
Tenure	<ul style="list-style-type: none"> Estate in Fee Simple (Lot 1182K), Estate in Fee Simple and 999 years from 7 May 1879 (Lot 1185L), Estate in Perpetuity (Lot 99907P), 999 years from 7 May 1879 (Lot 99891X)
Type	<ul style="list-style-type: none"> Retail & Office
Net Lettable Area	<ul style="list-style-type: none"> 18,048 square metres
Average Occupancy Rate	<ul style="list-style-type: none"> 76% as at 31 December 2021
Valuation	<ul style="list-style-type: none"> S\$388.0 million as at 31 December 2021
Major Tenants	 

- Link@896 continues to enjoy improving occupancies while the ongoing asset enhancement work/tenant optimisation is expected to improve recurring income

870 Dunearn Road



Description	<ul style="list-style-type: none"> In August 2021, the Group successfully tendered for a freehold site located next to and shares the same boundary as Link@ 896 The acquisition is expected to complete in Aug 2022
Location	<ul style="list-style-type: none"> 870 Dunearn Road, Singapore
Tenure	<ul style="list-style-type: none"> Estate in Fee Simple (Lot 829N)
Land Area	<ul style="list-style-type: none"> 1,592 square metres

- Combined together with Link@896, these two properties will result in an enlarged site that will yield a regular shaped land parcel ideal for more efficiency planning with wider frontage and improved visibility along Dunearn Road and Bukit Timah Road
- Ongoing evaluation for the potential redevelopment of these two properties



AUSTRALIA

Commercial Centre & Carpark, Melbourne



Description	<ul style="list-style-type: none"> In the “Paris End” of Collins Street in Melbourne’s Central Business District within Grand Hyatt Melbourne complex 3 flagship luxury boutique retail tenancies fronting Collins Street, 2 retail tenancies fronting the Grand Hyatt Melbourne porte-cochere, and basement tenancy space Basement carpark with 589 parking bays
Location	<ul style="list-style-type: none"> 123 Collins Street, Melbourne
Tenure	<ul style="list-style-type: none"> Freehold
Type	<ul style="list-style-type: none"> Office & Retail
Net Lettable Area	<ul style="list-style-type: none"> 3,159 square metres (including 25 George Parade)
Average Occupancy Rate	<ul style="list-style-type: none"> 98% as at 31 December 2021
Valuation	<ul style="list-style-type: none"> S\$162.3 million / A\$165.0 million as at 8 October 2021 (Commercial Centre & Carpark) S\$4.9 million / A\$5.0 million as at 5 October 2021 (25 George Parade)
Major Tenants	

- Ongoing evaluation for the redevelopment into an iconic mixed-use development comprising premium grade office space, luxury retail and dining experiences as well as upper upscale hotel/serviced residences

Commercial Centre & Carpark, Perth



Artist's Impression – Plain Street Post AEI

Description	<ul style="list-style-type: none"> Three-level office building, two basement levels of car park with 883 parking bays, and a retail component The Group owns 2 vacant freehold land plots, adjoined to Hyatt Regency Perth, totaling 3,072 square metres
Location	<ul style="list-style-type: none"> 99 Adelaide Terrace, Perth
Tenure	<ul style="list-style-type: none"> Freehold
Type	<ul style="list-style-type: none"> Office
Net Lettable Area	<ul style="list-style-type: none"> 19,064 square metres
Average Occupancy Rate	<ul style="list-style-type: none"> 83% as at 31 December 2021
Valuation	<ul style="list-style-type: none"> S\$100.1 million / A\$101.8 million as at 1 October 2021
Major Tenants	

- Asset enhancement work has commenced and is expected to be completed in phases over the next 2-3 years
- Upon completion, it will be an iconic commercial and retail hub in the Eastern Perth Central Business District



INDONESIA

The Grand Outlet - East Jakarta

Artist's Impression



- The Grand Outlet - East Jakarta is envisioned to be a world class shopping destination, where visitors can revel in retail therapy set in green urban spaces
- The outlet mall aims to offer international luxury brands that sell high-end apparels, bags and luggage, accessories and more
- Initial phase of the outlet mall will be developed on a nine-hectare site at a total cost of approximately S\$90 million
- Construction is scheduled to commence in 2Q 2022 with a target opening date in 4Q 2023
- Upon completion, The Grand Outlet - East Jakarta will have a leasable area of approximately 26,000 sqm, featuring approximately 180 shops with a wide variety of retail offerings and dining establishments
- There will also be ample car park space for 1,000 cars and 180 motorcycles

THE FIRST INTERNATIONAL LUXURY OUTLET MALL IN INDONESIA

- During the year, we established a joint venture with a subsidiary of Mitsubishi Estate Asia to develop a property in Karawang, east of Jakarta, into an international luxury outlet mall with a leasable area of approximately 26,000 sqm
- The luxury outlet mall "The Grant Outlet – East Jakarta" is poised to benefit from Indonesia's rising affluent consumer population with high purchasing power



INDONESIA

The Grand Outlet - East Jakarta





Business Updates

- Real Estate Investment
- **Real Estate Development**
- Hospitality
- Other Investments



SINGAPORE

Kandis Residence



Description	<ul style="list-style-type: none"> • Within North Coast Innovation Corridor, a short drive to Woodlands Regional Centre and Punggol Creative Cluster • Designed by Ong & Ong Architects • Tuan Sing was awarded BCI Asia Top 10 Developers Award in 2018 for this project • Site area of 7,046 square metres
Equity Interest	<ul style="list-style-type: none"> • 100%
Location	<ul style="list-style-type: none"> • Jalan Kandis, Singapore
Tenure	<ul style="list-style-type: none"> • 99-year leasehold from 2016
Estimated Planned GFA	<ul style="list-style-type: none"> • 10,850 square metres
Total Units	<ul style="list-style-type: none"> • 130 units
Launch Date	<ul style="list-style-type: none"> • 3Q2017
Units Sold/Booked	<ul style="list-style-type: none"> • Fully sold in March 2021
Estimated Completion Date	<ul style="list-style-type: none"> • TOP obtained on 16 March 2021

• Fully sold and TOP in March 2021



SINGAPORE

Mont Botanik Residence



Description	<ul style="list-style-type: none"> • Walking distance to Hillview MRT Station and surrounded by lush greenery such as Bukit Timah Nature Reserve • Land area of approximately 4,047 square metres • Designed by AGA Architects
Equity Interest	<ul style="list-style-type: none"> • 100%
Location	<ul style="list-style-type: none"> • Jalan Remaja, Singapore
Tenure	<ul style="list-style-type: none"> • Freehold
Estimated Planned GFA	<ul style="list-style-type: none"> • 8,546 square metres
Total Units	<ul style="list-style-type: none"> • 108 units
Launch Date	<ul style="list-style-type: none"> • 3Q2018
Units Sold/Booked	<ul style="list-style-type: none"> • 104 as of 31 December 2021
Estimated Completion Date	<ul style="list-style-type: none"> • 4Q2022

Peak Residence



Description	<ul style="list-style-type: none"> • Close proximity to Novena MRT and upcoming Mount Pleasant MRT of the Thomson-East Coast Line • Land area of approximately 5,331 square metres • Designed by AGA Architects
Equity Interest	<ul style="list-style-type: none"> • 70% (30% held by Rich Capital Realty Pte. Ltd.)
Location	<ul style="list-style-type: none"> • 333 Thomson Road, Singapore
Tenure	<ul style="list-style-type: none"> • Freehold
Estimated Planned GFA	<ul style="list-style-type: none"> • 8,209 square metres
Total Units	<ul style="list-style-type: none"> • 90 units
Launch Date	<ul style="list-style-type: none"> • 2Q2021
Units Sold/Booked	<ul style="list-style-type: none"> • 10 as of 31 December 2021
Estimated Completion Date	<ul style="list-style-type: none"> • 1H2024

- Buying sentiments in the residential sales market is expected to continue to be fuelled by the ample liquidity in the market amidst dwindling stock of unsold units
- Higher construction costs and the tight manpower situation may continue to impact margin and construction schedule



INDONESIA - OPUS BAY, BATAM

Description	<ul style="list-style-type: none"> • 1.25 million sqm land bank in Batam • Proposed integrated development consists of hotels with MICE facilities, retail, tourist facilities and attractions as well as residential properties (villas and apartments) • World-class collaboration • Master Plan – New York-based Kohn Pedersen Fox Associates (KPF) • Villas – Ong&Ong Architects • Apartment Towers – RT+Q Architects • Outlet Mall – Lead8 • Ferry Terminal – Park + Associates
Equity Interest	<ul style="list-style-type: none"> • Batam Opus Bay (Land I : 0.85 million sqm) – 90% • Batam Opus Bay (Land II : 0.40 million sqm) – 100%
Location	<ul style="list-style-type: none"> • Next to Waterfront Ferry Terminal, Batam and 45-minute ferry ride from Harbourfront Ferry Terminal, Singapore
Tenure	<ul style="list-style-type: none"> • Batam Opus Bay Land (I) – 30-year leasehold from 2004 • Batam Opus Bay Land (II) – 30-year leasehold from 2019
Total site area	<ul style="list-style-type: none"> • Batam Opus Bay Land (I) – 849,748 square metres • Batam Opus Bay Land (II) – 401,229 square metres
Launch Date	<ul style="list-style-type: none"> • Cluny Villas: 51 units soft-launched in 1Q2021 • Balmoral Tower: 381 units soft-launched in 1Q2021
Units Sold/Booked	<ul style="list-style-type: none"> • Cluny Villas: 7 units sold as of 31 December 2021 • Balmoral Tower: 66 units sold as of 31 December 2021
Estimated Completion Date	<ul style="list-style-type: none"> • Cluny Villas: Phase 1 in 2023/2024 • Balmoral Tower: 2025 • Outlet Mall : Target opening during 2024



- Given its close proximity to Singapore and strong domestic airlinks within Indonesia, Batam possesses strong development potential as a locale for high quality lifestyle destination for residents and visitors
- The newly enacted Omnibus Law is also expected to ease foreign ownership restrictions of residential properties and provide a boost for the property market, particularly those of the top-end residential sector



CHINA - SANYA INTEGRATED DEVELOPMENT, HAINAN



Description	<ul style="list-style-type: none"> • A mixed-use project connected to Sanya High-Speed Railway Station • Positioned as an iconic landmark that houses commercial, residential and retail components
Equity Interest	<ul style="list-style-type: none"> • 7.8% acquired through stake in Sanya Summer Real Estate Co., Ltd
Location	<ul style="list-style-type: none"> • Hainan Sanya Yuxiu Road • Hairun Road
Tenure	<ul style="list-style-type: none"> • 40-year leasehold from 2017 (Hainan Sanya Yuxiu Road) • 70-year leasehold from 2019 (Hairun Road)
Total site area	<ul style="list-style-type: none"> • Land area of 44,485 square metres (Hainan Sanya Yuxiu Road) • Land area of 28,569 square metres (Hairun Road) • The mixed-use project would yield a gross floor area of approximately 251,255 square metres for sale or lease upon completion
Estimated Completion Date	<ul style="list-style-type: none"> • 1H 2023

- Construction for the Group's 7.8%-owned Sanya project is on track
- Once completed in the first half of 2023, the development, which will comprise commercial, residential and retail components with connectivity to the Sanya High Speed Railway Station, will have a total saleable and leasable area of 2.7 million square feet



Business Updates

- Real Estate Investment
- Real Estate Development
- **Hospitality**
- Other Investments



AUSTRALIA

Grand Hyatt Melbourne



Description	<ul style="list-style-type: none"> Mixed development comprising a 5-star hotel built over 34 levels with a total of 550 guestrooms and suites Within Melbourne’s Central Business District, at the “Paris End” of Collins Street
Location	<ul style="list-style-type: none"> 123 Collins Street, Melbourne, Victoria
Tenure	<ul style="list-style-type: none"> Freehold
Land Area	<ul style="list-style-type: none"> 5,776 square metres
Rooms	<ul style="list-style-type: none"> 550
Average Room Occupancy Rate	<ul style="list-style-type: none"> 91% in 2019 22% in 2020 24% in 2021
Valuation¹	<ul style="list-style-type: none"> S\$341.3m / A\$347.0m as at 8 October 2021
Facilities	<ul style="list-style-type: none"> 4 food and beverage outlets and 15 meeting rooms Fully equipped health and fitness club with a swimming pool Tennis court, basketball court and a golf driving area
Awards	<ul style="list-style-type: none"> 2021 Business Traveller Asia-Pacific Awards – Best Business Hotel in the World; Top 3 Best Business Hotel Brand in Asia-Pacific; Top 3 Best Business Hotel in Melbourne 2021 Travel & Leisure World’s Best Awards – Top 5 City Hotels in Australia and New Zealand 2021 Tourism Accommodation Australia (Victoria) – Outstanding Achievement in Training & Development; Front Office Services Employee of the Year

- Business was interrupted by the intermittent lockdowns in 2021
- With Australia’s borders opening to fully vaccinated international travellers from 21 February 2022, demand is expected to improve in 2022



AUSTRALIA

Hyatt Regency Perth



Description	<ul style="list-style-type: none"> • Integrated 5-star hotel, office, retail and parking complex with the adjacent Fortescue Centre • At eastern end of Perth’s Central Business District with three road frontages to Adelaide Terrace, Plain Street and Terrace Road
Location	<ul style="list-style-type: none"> • 99 Adelaide Terrace, East Perth, Western Australia
Tenure	<ul style="list-style-type: none"> • Freehold
Land Area	<ul style="list-style-type: none"> • 22,754 square metres
Rooms	<ul style="list-style-type: none"> • 367
Average Room Occupancy Rate	<ul style="list-style-type: none"> • 76% in 2019 • 50% in 2020 • 47% in 2021
Valuation	<ul style="list-style-type: none"> • S\$46.2m / A\$47.0m as at 1 October 2021
Facilities	<ul style="list-style-type: none"> • 4 food and beverage outlets • 15 conference and meeting rooms • Outdoor heated swimming pool and a fitness centre
Awards	<ul style="list-style-type: none"> • 2021 WA Perth Airport WA Accommodation Awards – Food & Beverage Award, Hotel Housekeeping Award and Hotel Engineering and Maintenance Award • 2021 WA Australian Hotels Association – Service to Australia Award

- Hyatt Regency Perth’s quarantine business is expected to continue until August 2022



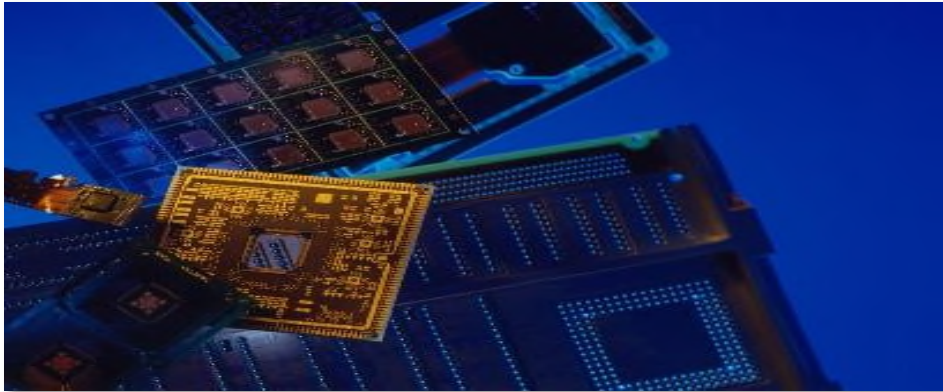
Business Updates

- Real Estate Investment
- Real Estate Development
- Hospitality
- **Other Investments**



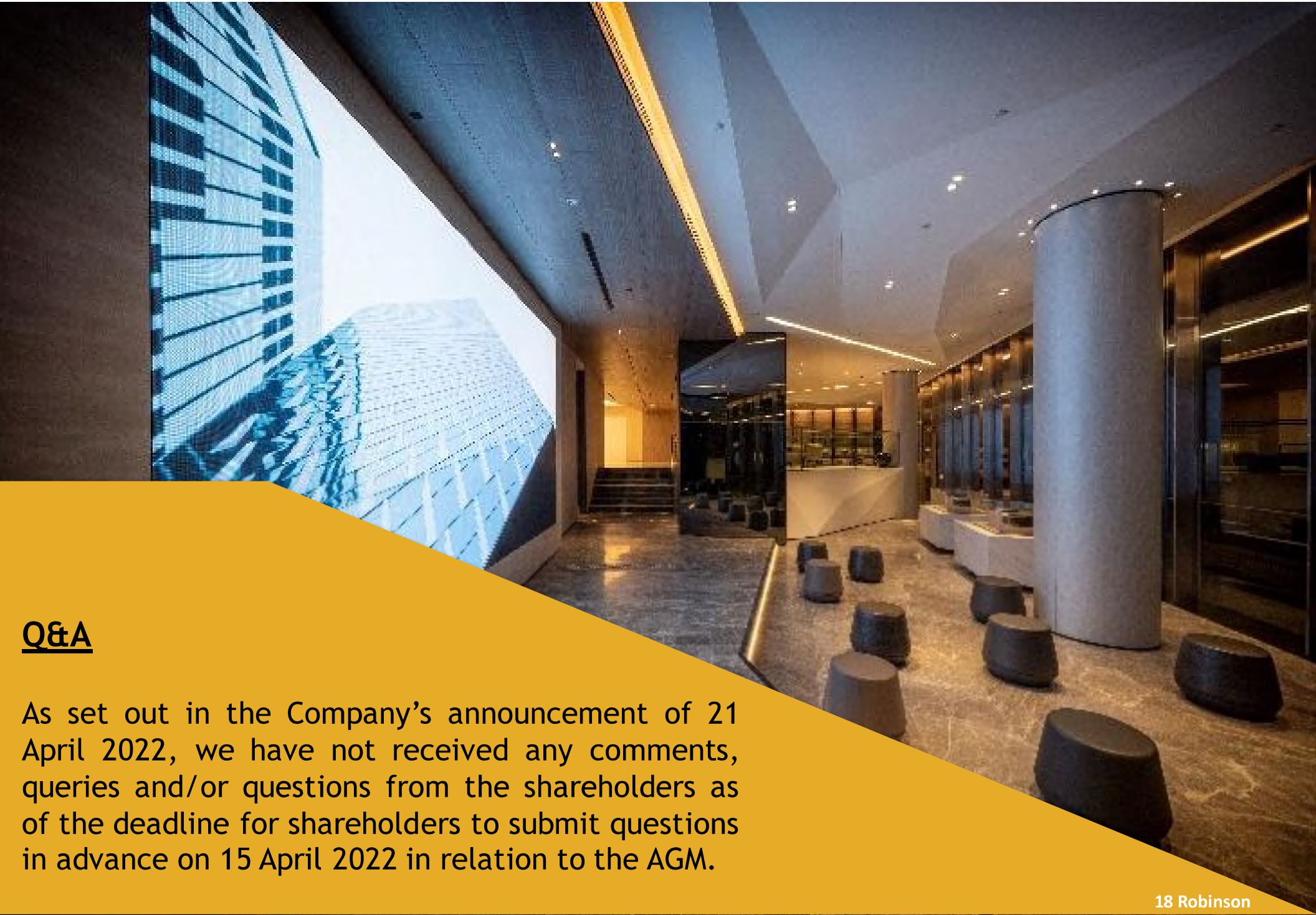
OTHER INVESTMENTS - GULTECH

Gul Technologies Singapore Pte. Ltd. ("GulTech")



Description	<ul style="list-style-type: none"> • Respected manufacturer in the printed circuit boards market • 3 manufacturing plants in China: located in Suzhou and Wuxi • Customers base in automotive, computer peripheral, consumer electronics, telecommunication, healthcare and instrument & control • Leading suppliers and manufacturers for automotive system such as Visteon Corporation, Continental AG and Wistron Corporation
Financials	<ul style="list-style-type: none"> • As of December 2021, the Group has an equity stake of 44.5% in GulTech and a 49% stake in Pan-West • No revenue is reported under "Other Investments" as the Group equity accounts for its investment in GulTech • Adjusted EBIT from Other Investments: S\$26.4 million
Shareholding by TSH	<ul style="list-style-type: none"> • 44.5%

- In 2021, GulTech China Pte Ltd ("GulTech China"), a wholly-owned subsidiary of GulTech, divested approximately 17.5% of the total shares in the issued share capital of GulTech (Jiangsu) Electronics Co., Ltd ("GulTech Jiangsu") to Yonghua Capital, Wens Capital, investment arms of the local authority (Xishan Economic and Technology Development Zone), and entities set up to administer an employee share option plan
- The onboarding of new shareholders as part of a broader restructuring of GulTech Jiangsu's shareholding capital is in line with its strategic review and positions the company for a possible listing in China



Q&A

As set out in the Company's announcement of 21 April 2022, we have not received any comments, queries and/or questions from the shareholders as of the deadline for shareholders to submit questions in advance on 15 April 2022 in relation to the AGM.



**RESOLUTIONS &
POLL RESULTS**

Mr Richard Eu,
Chairman



Resolution 1: Ordinary Resolution

Adoption of Directors' Statement, Audited Financial Statements for FY2021 and Independent Auditor's Report

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,079,232	99.87	883,842	0.13	22,400	667,963,074	100

Ordinary Resolution 1 is carried.



Resolution 2: Ordinary Resolution

Payment of a first and final dividend of 0.7 cent per ordinary share for FY2021

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,079,232	99.87	883,842	0.13	22,400	667,963,074	100

Ordinary Resolution 2 is carried.



Resolution 3: Ordinary Resolution

Approval of Directors' Fees of S\$406,693 for FY2021

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,067,332	99.87	883,842	0.13	34,300	667,951,174	100

Ordinary Resolution 3 is carried.



Resolution 4: Ordinary Resolution

Re-election of Mr William Nursalim alias William Liem as a Director

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,067,332	99.87	883,842	0.13	34,300	667,951,174	100

Ordinary Resolution 4 is carried.



Resolution 5: Ordinary Resolution

Re-election of Mr Ooi Joon Hin as a Director

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,067,332	99.87	883,842	0.13	34,300	667,951,174	100

Ordinary Resolution 5 is carried.



Resolution 6: Ordinary Resolution

Re-appointment of Deloitte & Touche LLP as Auditors and authorisation for Directors to fix their remuneration

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,064,932	99.87	886,242	0.13	34,300	667,951,174	100

Ordinary Resolution 6 is carried.



Resolution 7: Ordinary Resolution

**Authority to allot and issue shares up to 10% of the issued shares
(General Share Issue Mandate)**

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,048,623	99.86	914,451	0.14	22,400	667,963,074	100

Ordinary Resolution 7 is carried.



Resolution 8: Ordinary Resolution

Authority to allot and issue shares pursuant to the Tuan Sing Holdings Limited Scrip Dividend Scheme

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,048,623	99.86	914,451	0.14	22,400	667,963,074	100

Ordinary Resolution 8 is carried.



Resolution 9: Ordinary Resolution

The Proposed Renewal of the Share Purchase Mandate

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
667,048,623	99.86	902,551	0.14	34,300	667,951,174	100

Ordinary Resolution 9 is carried.



Resolution 10: Ordinary Resolution

The Proposed Renewal of the Interested Person Transactions Mandate

Poll Results

"For" Votes		"Against" Votes		Abstain	Total Votes	
No. of Shares	Percentage %	No. of Shares	Percentage %		No. of Shares	Percentage %
28,091,926	96.89	902,551	3.11	638,990,997	28,994,477	100

Ordinary Resolution 10 is carried.



Thank You

For further information, please contact:

August Consulting

Alan Lee, Managing Partner

Alanlee@august.com.sg

William Liem

Group Chief Executive Officer

william_liem@tuansing.com

Tan Choong Kiak

Group Chief Financial Officer

tan_ck@tuansing.com

Peggy Lim

General Counsel

peggy_lim@tuansing.com

Patrick Tan

Head, Asset & Fund Management

patrick_tan@tuansing.com

Disclaimer: This presentation has been prepared by Tuan Sing Holdings Limited (the "Company") and is general background information about the Company's activities at the date of this presentation. The information in this presentation is provided in summary form only and does not purport to be complete. While every reasonable care has been taken in preparing this presentation, neither the developer nor its partners will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the developer. Renderings and illustrations are artist's impressions only and cannot be regarded as representations of fact. This presentation and its contents are confidential and proprietary to the Company, and no part of it or its subject matter may be reproduced, redistributed, passed on, or the contents otherwise divulged, directly or indirectly, to any other person (excluding the relevant person's professional advisers) or published in whole or in part for any purpose without the prior written consent of the Company. If this presentation has been received in error it must be returned immediately to the Company.