



TUAN SING HOLDINGS LIMITED
(Company Registration No. 196900130M)

ACQUISITION OF ASSETS FROM PT SENIMBA BAY RESORT – UPDATE ANNOUNCEMENT

1. INTRODUCTION

- 1.1 The Board of Directors (the “**Board**”) of Tuan Sing Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) refers to the announcement dated 19 November 2024 made by the Company in relation to the proposed acquisition by the Group, through the Company's indirect wholly-owned subsidiaries, of certain assets from PT Senimba Bay Resort (the “**Announcement**”).
- 1.2 Unless otherwise defined in this announcement, capitalised terms in this announcement shall have the same meanings ascribed to them in the Announcement.

2. UPDATE ON THE PROPOSED TRANSACTIONS

- 2.1 The Board wishes to update that as of the date of this announcement:
- (a) of the Proposed Transactions, the acquisition of (a) the Ferry Terminal¹ and (b) the Shophouses and Terrace Houses have been completed on 29 November 2024; and
 - (b) in respect of the remaining Proposed Transactions, the relevant parties have entered into amendment agreements on 19 November 2025 to extend the long-stop date under the respective sale and purchase agreements relating to the remaining Proposed Transactions to such date falling twenty-four (24) months from the date of the respective sale and purchase agreements.
- 2.2 The Board will make further announcement(s) as and when there are material developments in relation to the remaining Proposed Transactions.

BY ORDER OF THE BOARD

Leow May Cin
Company Secretary
19 November 2025

¹ For completeness, further to paragraph 2.1 of the Announcement, as the acquisition of the Ferry Terminal has completed, OBH and the Seller have also entered into a Co-operation Agreement and a Management Operation and Maintenance Agreement to appoint the Seller to continue to manage, operate and maintain the Ferry Terminal on a profit-sharing basis for an initial term of two years.