

TIONG SENG HOLDINGS LIMITED

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

PROFIT GUIDANCE FOR THE FOURTH QUARTER AND FULL YEAR ENDED 31 DECEMBER 2014

The Board of Directors of Tiong Seng Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”), would like to announce that the Group is expected to report a net loss for the fourth quarter and the financial year ended 31 December 2014 (“**4Q & FY 2014**”).

With the recent global developments and the uncertainties posed by these macro developments on the policies in the People’s Republic of China (“**PRC**”), the Directors are of the view that in the interests of the Group, a cautious approach is necessary to be adopted for the PRC property market in which the Group is operating in. Accordingly, the Group intends to make an additional impairment loss for the Group’s property development projects in the PRC, which is the contributing factor to the expected loss.

The Group is still in the process of finalising its unaudited financial results for 4Q & FY 2014. Further details of the Group’s performance will be disclosed when the Group announces its unaudited results for 4Q & FY 2014 on or before 28 February 2015.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan
Executive Director and CEO

13 February 2015