

TIONG SENG HOLDINGS LIMITED

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

The Board of Directors (the “**Board**”) of Tiong Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce below transaction that occurred during the first half year financial period ended 30 June 2023 pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited.

Incorporation of a wholly-owned subsidiary

Name	Tianjin Changcheng Guangang Real Estate Co., Ltd 天津长成官港置业有限公司
Place of Incorporation	The People’s Republic of China
Issued and Paid-Up Share Capital	Rmb30.0 million
Principal Activities	Property Development

The incorporation of Tianjin Changcheng Guangang Real Estate Co., Ltd was funded through internal resources.

The incorporation of the wholly-owned subsidiary is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 December 2023.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pay Sim Tee
Executive Director and CEO
14 August 2023