

TIONG SENG HOLDINGS LIMITED

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

INCORPORATION OF A NEW ASSOCIATED COMPANY

The Board of Directors of Tiong Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) would like to announce that its wholly-owned subsidiary, Yuan Ching Development Pte Ltd (“Yuan Ching”), has taken a 30% stake in a newly incorporated company, Feature (Balmoral) Pte Ltd (“Feature”).

Feature is a consortium comprising the Tong Eng Group, Clarus Corporation Pte. Ltd. and Yuan Ching. Feature is incorporated in the Republic of Singapore with an issued and paid up capital of S\$100.

Feature has entered into a collective sale agreement to purchase 16 Balmoral Road, Balmoral Condominium, Singapore 259802 for S\$141 million. Subject to Strata Titles Board approval, Feature will redevelop the Balmoral site upon completion of the purchase.

The aforesaid investment was funded by internal resources and does not have any material effect on the earnings per share and net tangible assets per share of the Company for the financial year ending 31 December 2011.

None of the directors or substantial shareholders has any interest, direct or indirect, in the aforesaid investment.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan
Executive Director and CEO

22 June 2011

DBS Bank Ltd. (“DBS”) was the Issue Manager, Underwriter and Placement Agent for Tiong Seng’s listing on the SGX-ST. DBS assumes no responsibility for the contents of this announcement.