

TIONG SENG HOLDINGS LIMITED
(Incorporated in Singapore)
(Company Registration No. 200807295Z)

INCORPORATION OF NEW WHOLLY-OWNED SUBSIDIARY

The Board of Directors of Tiong Seng Holdings Limited (the "Company" and together with its subsidiaries, the "Group") would like to announce that its majority-owned subsidiary, Tianjin Zizhulin Guanggang Property Development Co., Ltd ('Guanggang') has incorporated a wholly-owned company, Ealdorman (Tianjin) Hotel Management Co., Ltd (艾德门（天津）酒店管理有限公司)("Ealdorman").

Ealdorman is incorporated in the People's Republic of China with an issued and paid up share capital of RMB\$500,000. It is principally engaged in the clubhouse management and consultancy services.

The aforesaid incorporation was funded by internal resources and is not expected to have a 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, directly or indirect, in the aforesaid incorporation.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan
Executive Director and CEO

20 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.