

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

PROPOSED DISPOSAL OF PROPERTY LOCATED AT 6 TUAS SOUTH STREET 11, TIONG SENG @ TUAS SOUTH, SINGAPORE 637094 – EXERCISE OF OPTION TO PURCHASE

The Board of Directors (the “**Board**”) of Tiong Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the Company’s announcement on 18 June 2025 (the “**Announcement**”) in relation to the grant by Tiong Seng Contractors (Private) Limited (“**TSC**”), a wholly-owned subsidiary of the Company, of an option to purchase (the “**Option**”) to an unrelated third party purchaser (the “**Purchaser**”) for the sale of a leasehold property located at 6 Tuas South Street 11, Tiong Seng @ Tuas South, Singapore 637094, which leasehold was granted by JTC to TSC on 1 December 2016 with a leasehold tenure of 20 years and 6 months commencing from 27 May 2015 (the “**Tuas Property**”), for an aggregate consideration of S\$10,500,000 (the “**Purchase Consideration**”) on the terms and subject to the conditions of the Option (the “**Proposed Disposal**”).

As noted in the Announcement, the adoption of a mandate (“**Disposal Mandate**”) to authorise the Group to dispose of the Tuas Property had been first approved at an **extraordinary** general meeting of the Company held on 15 December 2023, and the Disposal Mandate (with updated valuations and minimum disposal prices for the Tuas Property) was then subsequently renewed at the annual general meeting (“**AGM**”) of the Company on 30 April 2024. The most recent renewed Disposal Mandate was approved at the AGM on 30 April 2025 on terms set out in the Appendix to the Notice of Annual General Meeting dated 15 April 2025.

The Board wishes to update the Shareholders that on 20 June 2025, the Purchaser exercised the Option and paid a sum of S\$1,050,000, representing 10% of the Purchase Consideration, less the Option Fee that had been paid upon the grant of the Option, which sum will be held by TSC’s solicitors as stakeholders pending completion of the Proposed Disposal. The balance of the Purchase Consideration, which is equivalent to 90% of the Purchase Consideration, shall be payable upon completion of the Proposed Disposal.

As the relative figure computed under Rule 1006(c) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**Listing Manual**”) exceeds 20%, the Proposed Disposal constitutes a “major transaction” pursuant to Rule 1014(a) of the Listing Manual. As such the Company had sought and obtained the approval of the Shareholders (and renewal of such approval) for the Proposed Disposal under the Disposal Mandate.

The Company will make further announcements as and when there are material developments in relation to the Proposed Disposal.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pay Sim Tee
Executive Director and CEO
20 June 2025