

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

INCREASE IN EQUITY STAKE IN TIANJIN ZIZHULIN GUANGANG PROPERTY DEVELOPMENT CO., LTD. (FORMERLY KNOWN AS TIANJIN ZIZHULIN NANXI INVESTMENT CO., LTD.) BY THE COMPANY'S WHOLLY-OWNED SUBSIDIARY, CHANG DE INVESTMENT PRIVATE LIMITED

The Board of Directors (the "Board") of Tiong Seng Holdings Limited ("Tiong Seng" or the "Company") wish to announce that its wholly-owned subsidiary company, Chang De Investment Private Limited ("Chang De Investment"), has increased its stake (equivalent to 20% equity stake) in one of its subsidiaries, Tianjin Zizhulin Guangang Property Development Co., Ltd (formerly known as Tianjin Zizhulin Nanxi Investment Co., Ltd.) ("Zizhulin Guangang") through the injection of RMB50 million cash ("the additional injection") as registered capital.

Zizhulin Guangang is currently involved in a project comprising of low-rise residential developments, located in Guangang Forest Park within the Tianjin Binhai New Area. The project will generate an estimated Gross Floor Area of approximately 200,000 square metres, spanning over four phases with completion stretching from 2012 to 2015.

With the additional injection, the Group's direct interest in Zizhulin Guangang will increase to 71.2% (held through its' subsidiary companies, Suzhou Huisheng Construction Development Co., Ltd. – 12.5%, Tianjin Zizhulin Chuangzhan Investment Co., Ltd. – 38.7% and Chang De Investment – 20.0%). The remaining 28.8% is held by external shareholders who are not related to any of the Directors, controlling shareholders and executive officers of the Company.

The additional injection of RMB50 million, equivalent to approximately S\$9.75 million (based on an exchange rate of S\$1:RMB5.13) is financed by internally generated funds.

The additional injection is not expected to have any material impact on the Group's earnings per share or tangible assets per share of the Company for the financial year ending 31 December 2010.

None of the Directors or controlling shareholders has any interest, direct or indirect, in the additional injection.

By Order of the Board

Pek Lian Guan
Executive Director and Chief Executive Officer
9 November 2010

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.