

## **TIONG SENG HOLDINGS LIMITED**

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

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### **PROFIT GUIDANCE FOR THE 1<sup>ST</sup> QUARTER ENDED 31 MARCH 2010**

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The Board of Directors of Tiong Seng Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”), following an assessment of the Group’s financial results for the period ended 31 March 2010 (“Q12010”), would like to provide an update on the Group’s performance for Q12010.

The Directors expect the Group to record a significantly lower revenue and profit in Q12010 compared to the previous corresponding period (“Q12009”) due to the following:

- a) Completion of its development property, Tianmen Jinwan Building in the PRC in March 2009, where units were substantially sold from the commencement of sales to completion of the property and recorded in Q12009. Revenue for Q12010 was derived only from the sale of the remaining completed units during Q12010; and
- b) A decrease in the work done for its near completed projects.

Further details of the Group’s performance will be disclosed when the Group announces its Q12010 results for the financial period ended 31 March 2010 on or before 14 June 2010.

BY ORDER OF THE BOARD  
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan  
Executive Director and CEO

1 June 2010

*DBS Bank Ltd (“DBS”) was the Manager, Underwriter and Placement Agent for Tiong Seng’s Initial Public Offering. DBS assumes no responsibility for the contents of this announcement.*