

TIONG SENG HOLDINGS LIMITED

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

INVESTMENT IN ASSOCIATED COMPANY, TIANJIN ECO-CITY SHENG JING INVESTMENT AND DEVELOPMENT CO., LTD.

The Board of Directors of Tiong Seng Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) would like to announce that the paid-up capital of its associated company, Tianjin Eco-City Sheng Jing Investment And Development Co., Ltd. (“Tianjin Sheng Jing”) has been increased from RMB 10.0 million to RMB 83.6 million.

Tianjin Sheng Jing was incorporated on 29 January 2010 with a registered share capital of RMB160 million. The Group holds 49% equity interest in Tianjin Sheng Jing and, the remaining 51% equity interest is held by Sino-Singapore Tianjin Eco-City Investment and Development Co., Ltd. (“Sino-Singapore”).

Sino-Singapore’s contribution to the share capital increase was effected through the transfer of a piece of land of 3.16 hectare, located in Tianjin Ecocity Start-up Area, in the PRC, to Tianjin Sheng Jing, based on valuation. The Group’s contribution comprised a cash investment of RMB 36 million (approximately S\$7.3 million), which was funded by internal resources. Following the increase in paid up capital contributions, the Group’s stake in Tianjin Sheng Jing remains at 49%, with a total investment of approximately RMB 40.9 million.

The above transaction is not expected to 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 2010.

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the transaction.

BY ORDER OF THE BOARD
TIONG SENG HOLDINGS LIMITED

Pek Lian Guan
Executive Director and CEO

27 April 2010