

TIONG SENG HOLDINGS LIMITED

(Incorporated in Singapore)

(Company Registration No. 200807295Z)

TIANJIN JIURONG CHUANGZHAN INVESTMENT CONSULTING CO., LTD TAKES A STAKE IN GROUP SUBSIDIARY, TIANJIN ZIZHULIN NANXI INVESTMENT CO., LTD

The Board of Directors of Tiong Seng Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) would like to announce the introduction of a new shareholder, Tianjin Jiurong Chuangzhan Investment Consulting Co., Ltd (天津久荣创展投资咨询有限公司) (“Tianjin Jiurong”) in its subsidiary, Tianjin Zizhulin Nanxi Investment Co. Ltd (天津紫竹林南希投资有限公司) (“Tianjin Zizhulin Nanxi”). With the introduction of a new shareholder, the shareholdings in Tianjin Zizhulin Nanxi were re-distributed amongst its shareholders. Following the re-distribution, the Group’s subsidiary, Tianjin Zizhulin Chuangzhan Investment Co., Ltd’s (天津紫竹林创展投资有限公司) (“Tianjin Zizhulin Investment”) direct equity interest in Tianjin Zizhulin Nanxi has changed from 65.7% to 48.4%. The Group is of the view that the entry of Tianjin Jiurong and the redistribution of shareholdings will bring in new resources and result in more effective diversification of risks in the development.

The resultant change in shareholdings was effected at a consideration of RMB34.4 million (approximately S\$6.9 million) based on Tianjin Zizhulin Nanxi’s registered capital of RMB200 million. Tianjin Zizhulin Nanxi was set up solely as a project company, specific to this particular development, and it has yet to commence on the development of the project.

Prior to the change in shareholdings, the Group’s subsidiaries, Tianjin Zizhulin Investment and Suzhou Huisheng Construction Development Co., Ltd (苏州汇盛建设发展有限公司) (“Suzhou Huisheng”), held 65.7% and 15.5% stake respectively in Tianjin Zizhulin Nanxi. The remaining 18.8% equity interest was held by other minority shareholders. With the latest change, the Group’s equity interest in Tianjin Zizhulin Nanxi is revised to a total of 64.0%, with direct shareholdings of 15.6% held by Suzhou Huisheng and 48.4% held by Tianjin Zizhulin Investment. The Group remains the largest shareholder of Tianjin Zizhulin Nanxi, which remains a subsidiary of the Group.

The above transaction constitutes less than 5% of the Group Net Tangible Asset as at 31 December 2009 and 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 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

18 May 2010