



Opus Bay, Indonesia

**TUAN SING HOLDINGS LIMITED** is a regional investment holding company with interests mainly in real estate investment, real estate development and hospitality.

Over the years, the Group has developed a portfolio of strategically located real estate assets in Singapore and across the region and has established a reputation for delivering high quality and iconic developments.

The Group also acquired strategic stakes in mixed development opportunities in the region. These include a 7.8% stake in Sanya Summer Real Estate Co., Ltd in Sanya, China, and a 2.26% stake in Goodwill Property Investment Limited in Bali, Indonesia.

The Group holds an 80.2% equity interest in SP Corporation Limited, a company which is listed on SGX-ST and engages primarily in commodities

trading. The Group also holds a 44.5% interest in printed circuit board manufacturer, Gul Technologies Singapore Pte. Ltd.

Since marking its Golden Jubilee in 2019, Tuan Sing has embarked on a business transformation to reposition itself from a niche developer to a major regional player in real estate investment, real estate development and hospitality in various key Asia-Pacific cities across Singapore, China, Indonesia and Australia. Leveraging on its strengths and track record in property development and investment across a diverse range of property segments, the Group intends to participate in large-scale integrated developments and townships as it enters the next phase of growth.

## Our Value Statement

Building value and targeting growth



### Excellence

Nothing but  
the best of  
our abilities



### Teamwork

Effective  
communication  
and co-operation



### Integrity

Upholding  
honesty and  
morality



### Attitude

Embracing  
humility, care and  
hard work



## Our Business Strategy

Building on fundamentals and driving sustainable growth

- Scale up and strengthen the “Tuan Sing” brand name
- Create innovative products and develop architecturally inspiring projects
- Focus on integrated mixed-use developments
- Diversify property portfolio to achieve a balanced revenue profile and recurring income stream
- Expand its property business in the region in a capital efficient approach
- Acquire or divest investments/properties in a disciplined manner
- Obtain suitable financing options for projects and investments

## Our Competitive Edge

Distinguishing ourselves with unique strengths

- Proven track record and reputation associated with award-winning projects
- Cordial relationships with architects, designers and international business partners
- Demonstrated abilities to deliver unique and high-quality projects
- Hotel properties offer strategic location and unique strength
- Wide property portfolio range
- Experienced and committed board of directors and management team

## Our business model seeks to create value for stakeholders in a sustainable way

### Our resources

### How we create value

### Our stakeholders

Brand name

Strong customer relationships

Financial capital

Funding sources

Human capital

Alliances and associations

Technology and infrastructure

#### Deliver long-term and sustainable returns to shareholders through

- Maintaining profitability with reduced volatility
- Appropriate use of capital leverage to enhance returns
- Good corporate governance and sound risk management

#### Offer ample opportunities to develop employees' potential while taking care of their well-being and work-family balance through

- Career growth and rotation where appropriate
- Competitive compensation and rewarding opportunities
- Safe working environment

#### Create customer value and pleasant experience through

- Quality products at competitive pricing
- Sustainable products including development of green buildings
- Reliable and enlightening customer service

#### Treat partners as equal through

- Upholding the principles of ethical and fair trading
- Proactive engagement for mutual benefits
- Strong and long-term relationships

#### Care for and contribute to the economic, environmental and social development of the communities through

- Striking a balance between economic objectives and environmental sustainability
- Continual improvement on environmental, health and safety practices
- Economic and social contributions, including jobs, local procurement, taxes and community engagement

INVESTORS



EMPLOYEES



CUSTOMERS



BUSINESS PARTNERS



COMMUNITY

