

## OUR CORPORATE PROFILE

Tuan Sing Holdings Limited is a fast-growing, diversified regional investment holding company with interests mainly in property development, property investment and hotel ownership.

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

The Group has 80.2% stake in SGX-ST listed subsidiary, **SP Corporation Limited** (“SP Corp”) and 97.9% stake in **Hypak Sdn. Berhad**. (“Hypak”). SP Corp is primarily engaged in commodities trading, while Hypak is in the business of manufacturing and marketing polypropylene packaging bags in Malaysia.

The Group holds a 44.5% interest in printed circuit board manufacturer, **Gul Technologies Singapore Pte Ltd**, as well as a 49% stake

in **Pan-West (Private) Limited**, a retailer of golf-related products.

In addition, the Group also acquired strategic stakes in mixed development opportunities in the region, namely in **Sanya, China**, through its 7.8% stake in Sanya Summer Real Estate Co. Ltd and in **Bali, Indonesia**, through a 2.26% stake in Goodwill Property Investment Limited.

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 with a presence in commercial, residential and hospitality properties in various key Asian 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.



Batam Opus Bay, Indonesia – An integrated mixed-development township

## 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
- Create innovative products and develop architecturally inspiring projects
- Focus on developing residential and other properties
- Diversify property portfolio to achieve a balanced revenue profile
- Expand our property business in the region or increase our investments in existing markets
- Acquire land banks 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 PHILOSOPHY

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

OUR RESOURCES	HOW WE CREATE VALUE – OUR BUSINESS MODEL	OUR STAKEHOLDERS
<ul style="list-style-type: none"> <li>• Brand name</li> <li>• Strong customer relationships</li> <li>• Financial capital</li> <li>• Funding sources</li> <li>• Human capital</li> <li>• Alliances and associations</li> <li>• Technology and infrastructure</li> </ul>	<p>Deliver long-term and sustainable returns to shareholders through</p> <ul style="list-style-type: none"> <li>• Maintaining profitability with reduced volatility</li> <li>• Appropriate use of capital leverage to enhance returns</li> <li>• Good corporate governance and sound risk management</li> </ul> <hr/> <p>Offer ample opportunities to develop employees’ potential while taking care of their well-being and work-family balance through</p> <ul style="list-style-type: none"> <li>• Career growth and rotation where appropriate</li> <li>• Competitive compensation and rewarding opportunities</li> <li>• Safe working environment</li> </ul>	<p><b>INVESTORS</b></p>  <hr/> <p><b>EMPLOYEES</b></p> 
	<p>Create customer value and pleasant experience through</p> <ul style="list-style-type: none"> <li>• Quality products at competitive pricing</li> <li>• Sustainable products including development of green buildings</li> <li>• Reliable and enlightening customer service</li> </ul>	<p><b>CUSTOMERS</b></p> 
	<p>Treat partners as equal through</p> <ul style="list-style-type: none"> <li>• Upholding the principles of ethical and fair trading</li> <li>• Proactive engagement for mutual benefits</li> <li>• Strong and long-term relationships</li> </ul>	<p><b>BUSINESS PARTNERS</b></p> 
	<p>Care for and contribute to the economic, environmental and social development of the communities through</p> <ul style="list-style-type: none"> <li>• Striking a balance between economic objectives and environmental sustainability</li> <li>• Continual improvement on environmental, health and safety practices</li> <li>• Economic and social contributions, including jobs, local procurement, taxes and community engagement</li> </ul>	<p><b>COMMUNITY</b></p> 