HIGHLIGHTS OF THE YEAR

DELIVERING OUR STRATEGY

Meeting Challenges, Developing Solutions, Shaping The Future

"Our objective is to deliver sustainable long-term value for all our shareholders."

Cluny Park Residence: where the grass is truly green.

Growth in Underlying Profitability

- Revenue grew 91% to $677.1 million and profit after tax increased by 12% to $69.1 million
- All business segments were profitable, led by Property and Hotels Investment

Enhanced Earnings Stability

- Hotels investment businesses started to contribute meaningfully to both top line and bottom line which highlighted our right decision to acquire full ownership of Grand Hotel Group ("GHG") in 2014
- Core assets (development portfolio, investment portfolio and hotel portfolio) constituted majority of the Group's total asset base of $2,162.5 million at end-December 2015
- Focused on maintaining a diversified property portfolio to achieve greater balance in revenue and profitability stream

Strengthened Financial Position

- Managed cash flow proactively and reduced financial debt
- Improved loan maturity profile and competitively priced refinancing
- Maintained capital structure which taking cognizance of a balance between performance, leverage risk and flexibility

Delivered Shareholders Value

- Shareholders' funds grew 9% to $876.8 million, and net assets value per share increased in tandem to 74.4 cents
- Recommended dividend for the year 0.6 cent, up 20%; total dividend payout amounts to $7.1 million
- Proposed share repurchase program to optimise capital structure when opportunities arise

HIGHLIGHTS OF THE YEAR

KEY EVENTS

Unlocking Potential to Build a Better Future

"Together we are building a Tuan Sing that is strong enough to meet the challenges of the future."

OUR GROWTH TRACK RECORD

2011

- Awarded tender for Sennett site and completed the acquisition of Cluny Park site.
- Secured land plot in Jiaozhou, China.
- GHG completed its A$70 million refurbishment programme for Grand Hyatt Melbourne and Hyatt Regency Perth.

2012

- Launched Seletar Park Residence.
- All the 32 units of Mont Timah project were sold out.
- Announced the redevelopment of Robinson Towers, its annex and the immediately adjacent International Factors Building as a single commercial development.

2013

- Established S$900 million Multicurrency Medium Term Note ("MTN") Programme.
- Launched Sennett Residence.
- Soft-launched Cluny Park Residence.
- Completed acquisition of Robinson Point.

2014

- Launched Cluny Park Residence.
- Launched the inaugural bond issue which attracted a book order of $270 million and $80 million, 4.50% p.a. coupon rate, 5-year tenor bonds were issued.
- Acquired the remaining 50% stake in GHG, hence GHG became wholly-owned subsidiary as from 2 December 2014.
- Tuan Sing ranked the 10th amongst 644 listed companies in the Governance & Transparency Index 2014.

2015

- Robinson Point has been fully leased under various leases ending in years 2017/18 following the end of lease of a major tenant in 2015.
- Obtained Temporary Occupation Permit ("TOP") for Seletar Park Residence.
- Seletar Park Residence & Sennett Residence combined had been more than 95% sold; Cluny Park Residence had been about 50% sold.
- GulTech took steps to rationalise its structure by acquiring the remaining 38.6% shareholding it did not already own in Gultech Suzhou from an interested party; completion of the transaction is in February 2016.
- Tuan Sing ranked the 10th amongst 639 listed companies in the Governance & Transparency Index 2015.

HIGHLIGHTS OF THE YEAR

KEY FIGURES

Revenue

$677.1 M

Almost doubled attributable to property operations and full year consolidation of wholly-owned GHG

Total Assets

$2,162.5 M

Decreased 6% due to lower cash and bank balances and lower carrying amount of development properties

Total Borrowings

$1,106.3 M

Decreased 18% attributable to repayment of development project loans

Profit Before Tax and Fair Value Adjustments

$88.7 M

Surged 28% boosted by higher contribution from Property

Shareholders' Funds

$876.8 M

Increased 9% on account of net profit and assets revaluation gain

Cash and Bank Balances

$141.7 M

Decreased 44% reflected mainly repayment of development project loans

Profit After Tax

$69.1 M

Up 12% despite a net fair value loss as opposed to a net fair value gain last year

Net Asset Value Per Share

74.4 CENTS

Up from 68.3 cents a year ago

Dividend Per Share

0.6 CENT

Increased from last year's 0.5 cent

Governance & Transparency Index

10 TH

Amongst 639 listed companies in Singapore and the only mid-cap company to have made it to the top 10th position

HIGHLIGHTS OF THE YEAR

GROUP FINANCIAL HIGHLIGHTS

Improved Underlying Profitability

"Our underlying profitability improved amidst challenging operating landscape. Gearing reduced; higher dividend."

	2015	2014
FOR THE YEAR ($'000)		
Revenue	677,122	354,765
Revenue (including equity accounted investees)	1,023,366	863,348
Profit		
– Before tax and fair value adjustments	88,703	69,504
– Before tax	80,654	75,973
– After tax	69,119	61,586
Profit attributable to shareholders		
– Before fair value adjustments	74,159	55,750
– After fair value adjustments	68,833	61,169
Total comprehensive income attributable to shareholders	78,798	58,031
Operating cash flow	152,303	13,689
Free cash flow[1]	147,447	(91,857)
AT YEAR-END ($'000)		
Total assets	2,162,505	2,306,322
Total liabilities	1,275,048	1,493,275
Total borrowings	1,106,334	1,344,872
Net borrowings	964,617	1,092,602
Working capital	61,828	450,019
Shareholders' funds	876,805	802,918
Total equity	887,457	813,047
FINANCIAL RATIOS		
Return on assets[2]	3.1%	3.0%
Return on shareholders' funds[3]	8.2%	7.9%
Return on total equity		
– Before tax and fair value adjustments	10.4%	8.8%
– Before tax	9.5%	9.7%
– After tax	8.1%	7.8%
Debt-equity ratio[4]		
– Gross gearing	1.25X	1.65X
– Net gearing	1.09X	1.34X
SHAREHOLDERS' RETURN		
Earnings per share (cents)		
– Excluding fair value adjustments	6.3	4.7
– Including fair value adjustments	5.8	5.2
Net asset value per share (cents)	74.4	68.3
Proposed first and final dividend per share (cent)	0.6	0.5
Total dividend payout ($'000)	7,073	5,881
Dividend payout ratio[5]	9.5%	10.5%
Dividend yield[6]	1.7%	1.4%

Definitions:

1. Free cash flow = operating cash flow + investing cash flow
2. Return on assets = profit after tax/ average total assets
3. Return on shareholders' funds = profit attributable to shareholders/average shareholders' funds
4. Gross gearing = total borrowings/total equity; Net gearing = net borrowings/ total equity
5. Dividend payout ratio = total dividend payout/profit attributable to shareholders (excluding fair value adjustments)
6. Dividend yield = dividend per share/ average share price during the year

HIGHLIGHTS OF THE YEAR

GROUP QUARTERLY RESULTS

FIRST QUARTER

For the first quarter, the Group reported revenue of $155.3 million, an increase of 153% over $61.3 million reported in the same quarter last year. Net profit attributable to shareholders was $15.9 million, an increase of 107% over $7.7 million achieved in the same quarter last year. The better performance was attributed to higher contribution from Property and Hotels Investment. Earnings per share were 1.4 cents, up from 0.7 cent a year earlier.

SECOND QUARTER

For the second quarter, the Group reported revenue of $194.1 million, an increase of 138% over $81.6 million reported in the same quarter last year. Net profit attributable to shareholders was $22.3 million, an increase of 92% as compared to $11.6 million posted a year ago. This was attributable to the progressive revenue recognition based on percentage of construction completion for units sold which formed the majority of the revenue for the Property segment and the consolidation of wholly-owned GHG. Earnings per share were 1.9 cents for the second quarter, up from 1.0 cent a year earlier.

THIRD QUARTER

For the third quarter, the Group reported revenue of $184.3 million, an increase of 85% over $99.8 million reported in the same quarter last year. However, net profit attributable to shareholders fell 8% to $16.2 million due to an impairment loss of $7.7 million recognised relating to the Group's land held for future development in Fuzhou China. Excluding this impact, net profit would have been $23.9 million or 36% higher than that of last year, attributable to higher contributions from Property in Singapore and Hotels Investment in Australia. Earnings per share stood at 1.4 cents for the third quarter as compared to 1.5 cents in the corresponding quarter last year.

FOURTH QUARTER

For the fourth quarter 2015, the Group posted revenue of $143.4 million, an increase of 28% over $112.1 million reported in the same quarter last year. Net profit attributable to shareholders in the quarter was $14.4 million, despite a net fair value loss of $8.1 million as opposed to a net gain of $6.3 million in the same quarter a year ago, and a $1.2 million allowance for diminution in value for development properties in Singapore. Fair value loss arose mainly from the Group's non-hotel investment properties in Perth amidst a weak macro-economic environment relying heavily on the mining industry, mitigated partially by fair value gain in Melbourne which market remains promising. Earnings per share came in at 1.2 cents for the fourth quarter as compared to 2.1 cents a year earlier. ■

2015	1Q	2Q	3Q	4Q	Total
GROUP QUARTERLY RESULTS ($'000)					
Revenue	155,298	194,066	184,337	143,421	677,122
Profit					
– Before tax and fair value adjustments	20,131	27,048	21,252	20,272	88,703
– Before tax	20,316	27,047	21,167	12,124	80,654
– After tax	15,945	22,331	16,281	14,562	69,119
Profit attributable to shareholders	15,936	22,311	16,184	14,402	68,833
Earnings per share (cents)	1.4	1.9	1.4	1.2	5.8

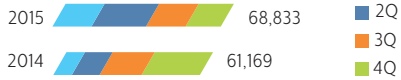
2014	1Q	2Q	3Q	4Q	Total
GROUP QUARTERLY RESULTS ($'000)					
Revenue	61,297	81,577	99,836	112,055	354,765
Profit					
– Before tax and fair value adjustments	10,134	13,309	19,564	26,497	69,504
– Before tax	9,457	13,522	20,240	32,754	75,973
– After tax	7,774	11,720	17,590	24,502	61,586
Profit attributable to shareholders	7,708	11,591	17,527	24,343	61,169
Earnings per share (cents)	0.7	1.0	1.5	2.1	5.2

Note: Any discrepancies in the tables between the listed figures and totals thereof are due to rounding.

REVENUE ($'000)

PROFIT BEFORE TAX AND FAIR VALUE ADJUSTMENTS ($'000)

PROFIT ATTRIBUTABLE TO SHAREHOLDERS ($'000)



HIGHLIGHTS OF THE YEAR

FIVE-YEAR PERFORMANCE

Steady Growth Path

"Financial results in the last five years epitomise the positive effect of the Group's strategic shift to property business."

	2015	2014	2013	2012	2011
FOR THE YEAR ($'000)					
Revenue	677,122	354,765	302,273	371,847	239,720
Profit before tax	80,654	75,973	62,769	123,843	47,729
Income tax	(11,535)	(14,387)	(9,715)	(6,036)	(6,619)
Profit after tax	69,119	61,586	53,054	117,807	41,110
Profit attributable to:					
Shareholders of the Company	68,833	61,169	52,000	109,532	40,301
Non-controlling interests	286	417	1,054	8,275	809
	69,119	61,586	53,054	117,807	41,110
AT YEAR-END ($'000)					
Property, plant and equipment	395,149	397,886	3,504	4,651	5,771
Investment properties	1,076,909	1,082,932	824,125	436,425	324,750
Development properties	336,132	414,153	404,285	442,807	539,741
Investments in equity accounted investees	71,511	62,981	208,159	210,298	199,531
Cash and bank balances	141,717	252,270	276,872	211,664	145,478
Other assets	141,087	96,100	66,366	69,384	82,259
Total assets	2,162,505	2,306,322	1,783,311	1,375,229	1,297,530
Shareholders' funds	876,805	802,918	749,681	707,629	608,382
Non-controlling interests	10,652	10,129	9,524	12,932	12,651
Total borrowings	1,106,334	1,344,872	917,656	560,595	579,737
Other liabilities	168,714	148,403	106,450	94,073	96,760
Total liabilities and equity	2,162,505	2,306,322	1,783,311	1,375,229	1,297,530
FINANCIAL RATIOS					
Return on assets[1]	3.1%	3.0%	3.4%	8.8%	4.0%
Return on shareholders' funds[2]	8.2%	7.9%	7.1%	16.6%	6.9%
Interest coverage ratio[3]	3.1X	5.1X	6.2X	14.0X	8.1X
Interest coverage ratio[3] – before fair value adjustments	3.3X	4.7X	3.7X	6.7X	4.6X
Gross gearing[4]	1.25X	1.65X	1.21X	0.78X	0.93X
Net gearing[5]	1.09X	1.34X	0.84X	0.48X	0.70X
SHAREHOLDERS' RETURN					
Earnings per share (cents)	5.8	5.2	4.5	9.5	3.5
Net asset value per share (cents)	74.4	68.3	63.9	60.9	52.7
Dividend per share (cent)	0.6	0.5	0.5	0.5	0.3
Total dividend payout ($'000)	7,073	5,881	5,864	5,806	3,463

Definitions:

1. Return on assets = profit after tax/ average total assets
2. Return on shareholders' funds = profit attributable to shareholders/ average shareholders' funds
3. Interest coverage ratio = profit before interest & tax/interest on borrowings including amounts capitalised as project costs
4. Gross gearing = total borrowings/ total equity
5. Net gearing = net borrowings/ total equity

FIVE-YEAR REVIEW BY BUSINESS SEGMENT

	2015	%	2014	%	2013	%	2012	%	2011	%
REVENUE BY ACTIVITY ($'000)										
Property	404,025	60%	203,022	57%	141,097	46%	188,258	51%	40,468	17%
Hotels Investment[1]	145,479	21%	12,023	3%	–	–	–	–	–	–
Industrial Services	128,342	19%	140,347	40%	162,025	54%	184,420	49%	199,805	83%
Corporate and Others	(724)	0%	(627)	0%	(849)	0%	(831)	0%	(553)	0%
Group total	677,122	100%	354,765	100%	302,273	100%	371,847	100%	239,720	100%
PROFIT ATTRIBUTABLE TO SHAREHOLDERS BY ACTIVITY ($'000)										
Property	50,440	73%	36,580	60%	36,007	69%	92,789	85%	25,255	63%
Hotels Investment[1]	5,249	8%	12,962	21%	9,139	18%	807	1%	4,641	12%
Industrial Services	999	1%	1,409	2%	1,910	4%	2,026	2%	2,388	6%
Other Investments[2]	6,680	10%	11,539	19%	7,800	15%	13,812	12%	8,737	21%
Corporate and Others	5,465	8%	(1,321)	-2%	(2,856)	-6%	98	0%	(720)	-2%
Group total	68,833	100%	61,169	100%	52,000	100%	109,532	100%	40,301	100%

Notes:
1. Revenue reported under "Hotels Investment" relates to GHG's results after it was 100%-owned on 2 December 2014. Prior to that, the Group equity accounted for its 50% interest in GHG.
2. No revenue is reported under "Other Investments" as the Group equity accounts for its investment in GulTech and Pan-West.

"Property remains key driver of our performance, and Hotels Investment starts to contribute meaningfully in both the top and bottom lines in 2015 following the acquisition of GHG in 2014."

Cluny Park Residence is just across the road from Botanic Gardens – a Unesco World Heritage Site.

FIVE-YEAR PERFORMANCE

2015

The Group's revenue increased 91% to $677.1 million. Progressive recognition of revenue for units sold at Seletar Park Residence, Sennett Residence and Cluny Park Residence formed the bulk of the revenue and profit in 2015. The increase was further assisted by the full-year consolidation of GHG's revenue.

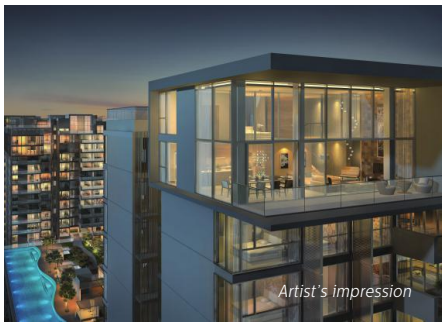
Profit before tax and fair value adjustments grew by 28% to $88.7 million despite an allowance for diminution in value of $8.9 million made for development properties in Singapore and China during the year. In addition, a net fair value loss of $8.0 million was recorded mainly for investment properties in Perth amidst a weak macro-economic environment, mitigated partially by fair value gain in Melbourne which market remain promising.

Profit after tax and fair value adjustments rose 12% to $69.1 million. After accounting for non-controlling interests' share of profit, the Group's net profit attributable to shareholders improved 13% to $68.8 million, from $61.2 million reported last year. Earnings per share increased to 5.8 cents for the year, as compared to 5.2 cents a year earlier. Net asset value per share rose to 74.4 cents at 31 December 2015, from 68.3 cents at the previous year-end. The Directors proposed a final dividend of 0.6 cent per share for FY2015.

2014

Tuan Sing posted full year revenue of $354.8 million, representing 17% increase over 2013. Increase in revenue was attributable to the progressive recognition for Seletar and Sennett projects and the initial 20% recognition on new bookings at Cluny project. Full year rental from Robinson Point, acquired in October 2013, also contributed to the increase in revenue. The Group completed its acquisition of the remaining 50% interest in GHG on 2 December 2014. Henceforth, the Group had full ownership and control over GHG and accordingly full consolidation of the financial results of GHG.

Profit before tax and fair value gain increased 96% to $69.5 million. A net fair value gain of $6.5 million was recorded as compared to $27.2 million a year ago. As a result, profit after tax increased at a smaller 16% to $61.6 million. After accounting for non-controlling interests' share of profits, the Group reported a net profit attributable to shareholders of $61.2 million, 18% higher than $52.0 million in the previous year. Full year earnings per share increased to 5.2 cents from 4.5 cents last year. Net asset value per share further advanced to 68.3 cents at 31 December 2014. The Directors proposed a final dividend of 0.5 cent per share for FY2014.



Sennett Residence with 180° magnificent city view is located beside Potong Pasir MRT.

2013

Tuan Sing posted full year revenue of $302.3 million. The 19% decrease over 2012 was due to lower contribution from Property and Industrial Services. Revenue from Property declined as Mont Timah and Botanika projects had been fully sold. In addition, there was no rental income from Robinson Towers and International Factors Building since June 2013 as the site was slated for redevelopment. The Group commenced progressive recognition of revenue and profit in Sennett and Cluny in the second and third quarter respectively upon buyers' signing the sale and purchase contracts and paying 20% of the contract sum. From the fourth quarter onwards, recognition of revenue and profit on units sold in Seletar were based on the percentage of completion method as construction progresses.

Overall, the Group's full year net profit attributable to shareholders was $52.0 million inclusive of a fair value gain of $27.2 million and a one-time further recognition of losses in Pan-West of $5.9 million. Earnings per share were 4.5 cents for the year as compared to 9.5 cents a year earlier. Net asset value per share rose to 63.9 cents at 31 December 2013, up from 60.9 cents at the previous year-end. The Directors proposed a final dividend of 0.5 cent per share for FY2013.

2012

Tuan Sing posted full year revenue of $371.8 million. The 55% increase over 2011 was attributable to higher development property revenue even though there was lower revenue from Industrial Services. Property contributed 51% of the Group's total revenue as sale rolled in from completed development properties at Botanika, Mont Timah and Lakeside Ville Phase III, and a new project, Seletar. From the second quarter, the Group commenced progressive recognition of revenue and profit in Seletar upon buyers' signing the sale and purchase contracts and paying 20% of the contract sum.

REVENUE ($'M)

PROFIT AFTER TAX ($'M)

EARNINGS PER SHARE (CENTS)

FIVE-YEAR PERFORMANCE

There was also a fair value gain of $67.7 million mainly on investment properties, and better performance from GHG and GulTech over 2011. As a result, the Group's full year net profit attributable to shareholders grew 172% to $109.5 million. Out of which, $92.8 million or 85% was contributed by Property. Earnings per share increased to 9.5 cents for the year, up from 3.5 cents a year earlier. Net asset value per share was 60.9 cents at 31 December 2012, up 16% from 52.7 cents at the previous year-end. The Directors proposed a final dividend of 0.5 cent per share for FY2012.

TOTAL ASSETS ($'M)

2015	2,162.5
2014	2,306.3
2013	1,783.3
2012	1,375.2
2011	1,297.5

SHAREHOLDERS' FUNDS ($'M)

2015	876.8
2014	802.9
2013	749.7
2012	707.6
2011	608.4

NET ASSET VALUE PER SHARE (CENTS)

2015	74.4
2014	68.3
2013	63.9
2012	60.9
2011	52.7

2011

Tuan Sing became more active in property development and acquired three sites at Seletar, Cluny and Sennett in Singapore and secured a plot of land in Jiaozhou, China. The Group reported full year revenue of $239.7 million and net profit attributable to shareholders of $40.3 million. Full year results were affected by lower development property sales in China and a retrospective change in property revenue recognition method under accounting standard, INT FRS 115, mitigated partly by higher revenue from development property sales in Singapore and from Industrial Services.

Profit after tax fell to $41.1 million due also to a smaller fair value gain of $23.1 million recorded in 2011. The result was cushioned by higher share of profits from GHG and GulTech. Property was the major contributor to the Group's profit, contributing 63% of the total $40.3 million net profit attributable to shareholders. Earnings per share were 3.5 cents as compared to the restated 7.7 cents the year before; and net asset value per share advanced to 52.7 cents at 31 December 2011, up from the restated 49.0 cents at the previous year-end. The Directors proposed a final dividend of 0.3 cent per share for FY2011.

HIGHLIGHTS OF THE YEAR

PORTFOLIO HIGHLIGHTS

Building on Our Progress

"With Robinson Point fully leased, GHG under full ownership and Robinson site redevelopment to be completed in 2018, we have broadened our asset base such that a steady income stream is ensued in the future."

DEVELOPMENT PORTFOLIO

434,060 sq. ft. GFA development projects under construction

Target at upper-middle to high income segment

INVESTMENT PORTFOLIO

7 investment properties in Singapore and China

461,290 sq. ft. lettable area lined-up

Mostly freehold

HOTEL PORTFOLIO

2 quality hotels in Australia

915 hotel rooms

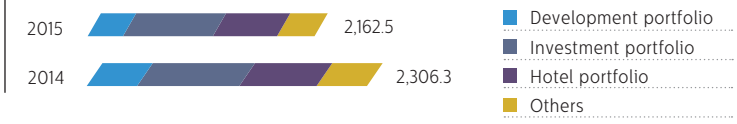
284,590 sq. ft. retail & office space

>1,600 car park bays

Group Asset Base

GROUP TOTAL ASSETS (2015: $2,162.5M; 2014: $2,306.3M)

TOTAL ASSETS BY PROPERTY-RELATED

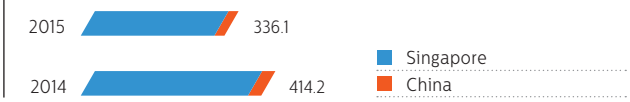


PORTFOLIO HIGHLIGHTS

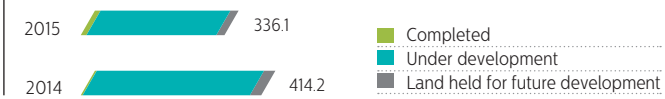
DEVELOPMENT PORTFOLIO

Property Value (2015: $336.1M; 2014: $414.2M)

BY COUNTRY

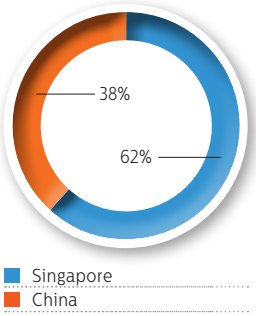


BY STAGE

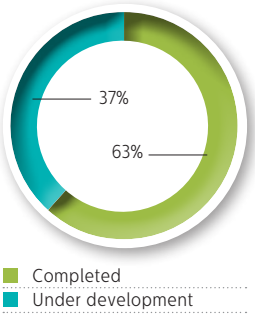


Gross Floor Area – 1,171,810 Sq. ft.

BY COUNTRY



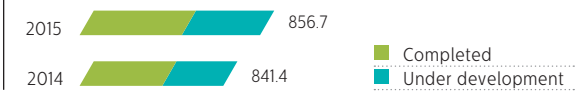
BY STAGE



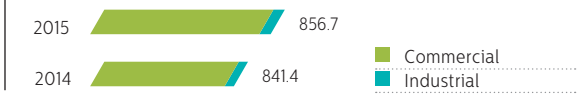
INVESTMENT PORTFOLIO

Property Value (2015: $856.7M; 2014: $841.4M)

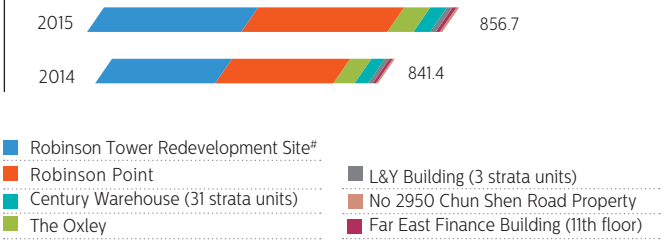
BY STAGE



BY TYPE



BY BUILDING

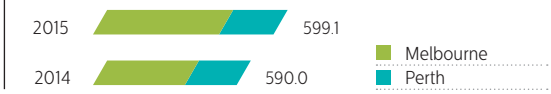


Refer to the estimated lettable area upon the completion of the redevelopment.

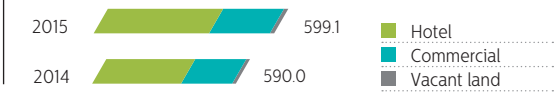
HOTEL PORTFOLIO

Property Value (2015: A$599.1M; 2014: A$590.0M)

BY LOCATION



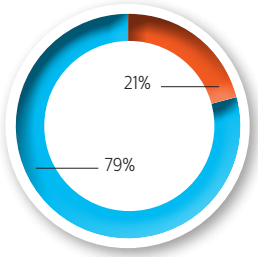
BY TYPE



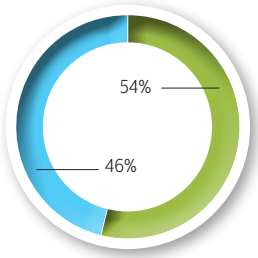
Note: Investment properties held by GHG is excluded and presented under "Hotel Portfolio" as an integral part of hotel property

By No. of Residential Units - 832 Units

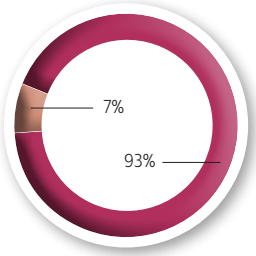
BY COUNTRY



BY STAGE

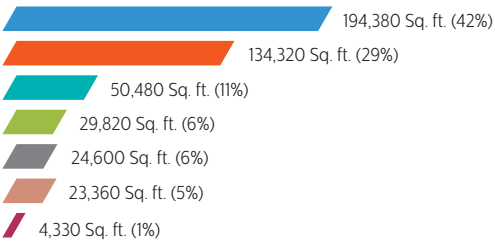


BY UNITS SOLD

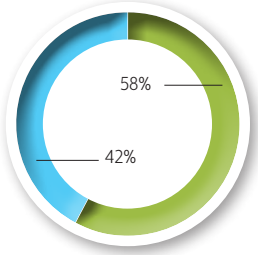


Total Lettable / Strata Area - 461,290 Sq. ft.

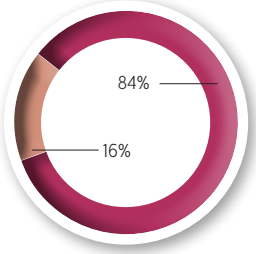
BY BUILDING



BY STAGE

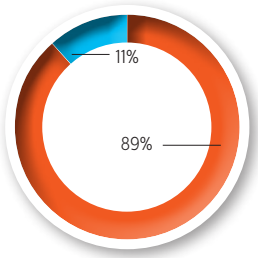


BY TYPE



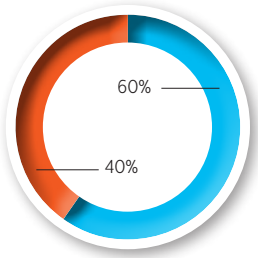
Commercial Space by Total Lettable Area - 284,590 Sq. ft.

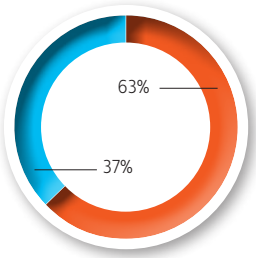
BY LOCATION



No. of Hotel Rooms - 915 Rooms

BY LOCATION



No. of Car Park Bays - 1,615 Lots

BY LOCATION