



TUAN SING HOLDINGS LIMITED
(Registration No. 196900130M)

PRESS RELEASE

Tuan Sing Holdings launches first phase of Opus Bay, the first fully integrated township in Batam, Indonesia

- *Opus Bay will comprise of dedicated residential, hospitality, retail, F&B, entertainment and business facilities, medical healthcare and private international schools which serve to reimagine the essence of work, live, play and learn in Batam.*
- *Tuan Sing Holdings has launched the first phase of its residential collection comprising luxury villas and high-rise apartments.*
- *Interested buyers can make an appointment to visit the Opus Bay sales gallery at the ground floor of 18 Robinson.*

SINGAPORE, 8 April 2021 - Tuan Sing Holdings Limited, a diversified regional investment holding company in property development, property investment and hotel ownership, announced today that it has officially launched the first phase of Opus Bay, its first fully integrated township development spanning over 125 hectares, in Batam, Indonesia.

The integrated township is the first major project for Tuan Sing in Indonesia and will be launched in several phases over the next few years. Surrounded by lush greenery and fronted by a spectacular seafront view, the township will offer residential, hospitality, entertainment and business facilities for residents and tourists, serving as a 'destination experience' for all.

Opus Bay is located next to the Waterfront Ferry Terminal in Batam, which will serve as a dedicated international ferry terminal for residents and guests offering a 40-minute direct ferry connection to Singapore.

Phase I of Opus Bay comprises approximately 40 hectares of land. Potential homeowners and property investors can opt for Cluny Villas, a gated community of charming resort-style



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luxury villas, or the Balmoral Tower which comprises high-rise residential apartments with seafront views. Phase I is expected to be completed within the next three to five years.

Opus Bay is a collaboration between Tuan Sing and several award-winning world-class architectural firms and partners, including Kohn Pedersen Fox, the master plan architect. The villas are designed by ONG&ONG while the apartments are the brainchild of homegrown architect RT+Q. Lead8 and Park + Associates round up the architectural team with their design of the retail offerings and ferry terminal, respectively.

Other facilities in the works include the Shopping Galleria, a retail street with a plethora of fashion and lifestyle brands, as well as world-class amenities and attractions, an entertainment hub, and an exclusive Club House for gatherings and events. Designed by the highly acclaimed Singapore architect ONG&ONG, the Opus Club House will feature state-of-the-art architecture and serve as a dedicated meeting place for the next generation.

To enhance Opus Bay's retail offerings, Tuan Sing is working with Mitra Adiperkasa, a leading lifestyle retailer in Indonesia with over 2,600 retail stores. Tuan Sing is also looking to partner with other retailers to launch leading international fashion, sports, and lifestyle brands and F&B experiences.

Future developments for Opus Bay will include education and medical facilities such as international schools to develop the township into a renowned education and medical hub. The township will also feature hotels and numerous tourist attractions, all within proximity of the ferry terminal, in the next few phases.

Mr William Liem, Chief Executive Officer of Tuan Sing Holdings, said, "We are very excited to launch Opus Bay, one of the largest integrated developments in Indonesia. We envision Opus Bay to be a smart city and an integrated community which serves as the perfect place for luxurious and affordable resort-style living for locals, expats and travellers alike. We are delighted to witness this milestone that shall make Opus Bay the most exciting destination for all.

"This project reaffirms Tuan Sing's confidence in the strong ties between Singapore and Indonesia. The development is on the lines of our vision to set benchmarks in our offerings – in the most luxurious and sustainable manner – for our customers. For Singapore residents, Opus Bay will serve as a home away from home and give them a chance to escape the



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hustle and bustle of the mainland and indulge in urban resort-style waterfront living. Investors will also benefit from capital appreciation in an up-and-coming tourist destination.

“Potential homeowners and investors in Indonesia can take comfort in our strong track record as an established property developer with over 50 years’ experience in property development and asset management in Singapore and the region.”

Tuan Sing is committed to unlocking the potential and undiscovered side of Batam which serves as a corridor to Indonesia and the third busiest entry port to the Republic, after Jakarta and Bali. Batam’s proximity to Singapore, coupled by the Indonesia government’s heavy investment to improve the connectivity of the island, are factors that ensure that Batam remains an attractive destination for both locals and Indonesians over the long term.

As a free trade zone, Batam is exempt from some custom rules and taxes, serving as an ideal investment for property seekers and foreign investors.

Interested buyers can make an appointment to visit Opus Bay’s sales gallery located at Level 1 on 18 Robinson Road. For more information or to arrange a viewing, please email sales@opus-bay.com.

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About Tuan Sing Holdings Limited

Tuan Sing Holdings Limited is a fast-growing, 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 also acquired strategic stakes in mixed development opportunities in the region. It holds 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.



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The Group has an 80.2% stake in SGX-ST listed subsidiary, SP Corporation Limited, which is primarily engaged in commodities trading and 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 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.

For more information on Tuan Sing Holdings Limited, please visit <http://www.tuansing.com>.

About Opus Bay

Opus Bay is the first fully integrated township in Batam and within Indonesia, providing the gateway for anyone who seeks to indulge in luxurious and affordable waterfront living the perfect place to live their dreams. Opus Bay boasts a dedicated international ferry terminal offering direct access to guests and residents, luxurious residential seaside properties and a selection of world-class amenities, offering a once in a lifetime opportunity for ultimate resort style living.

Sprawled across 125 hectares, Opus Bay is surrounded by lush greenery and spectacular sea views. Helmed by established Singapore developer Tuan Sing Holdings, the sophisticated development includes an internationally curated shopping galleria, an exclusive state of the art Club House exclusive to the community, and other entertainment attractions and amenities, all built in collaboration with world-class architecture studios and firms. Located just 40 minutes by ferry from Singapore and within close proximity of major Indonesian cities, Opus Bay is also available to foreign investors looking for prime property in an up-and-coming tourist destination within a well-connected free trade zone. Opus Bay serves to reimagine the essence of work, live, play and learn in Batam, challenging what traditional resort living and property owning can be.



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