

TIH LIMITED
("Company" or "TIH")
Incorporated in the Republic of Singapore
Unique Entity Number: 199400941K

INVESTMENT IN SANMIN ROAD LIMITED

The Company wishes to announce that its indirectly wholly owned subsidiary, Region Capital Investments Limited ("RCIL"), has entered into a Shareholders Agreement dated 16 October 2014 (the "Agreement") with Albany Road Limited, Harcourt Road Limited and Cotton Drive Limited, which are wholly controlled subsidiaries of investment funds managed by Argyle Street Management Limited ("ASML"); to invest in Sanmin Road Limited ("SRL"), which is set up solely for the purpose of participating in a property related financing investment in Thailand (the "Transaction").

Total capital commitment by all the shareholders of SRL is US\$20 million of which TIH's share is US\$5 million, representing 25% interest in SRL. The ASM funds did not have any existing equity interest in SRL or the Transaction prior to the execution of the Agreement.

ASML is a deemed controlling shareholder of the Company and an interested person for the purposes of Chapter 9 of the listing manual of the Singapore Exchange Securities Trading Limited.

Save as disclosed in this Announcement, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, (other than through their respective shareholdings in the Company) in the Transaction.

VALUE OF INTERESTED PARTY TRANSACTIONS ("IPT") FOR THE COMPANY'S INVESTMENT IN THE TRANSACTION

The Company entered into this Transaction due to the attractive potential returns on the project.

The Company's total commitment in the Transaction is US\$5 million. This is the amount of financial capital at risk to the Company under the Agreement.

The latest audited net tangible asset of the Company and its subsidiaries (the Group) is S\$116.18 million as at 31 December 2013. The value of the interested person transaction of US\$5 million (equivalent to approximately S\$6.36 million at an exchange rate of 1.272) is approximately 5.5% of the Company's latest audited net tangible asset value.

TOTAL VALUE OF IPT FOR CURRENT FINANCIAL YEAR

For the current financial year up to the date of this announcement, the total value of all transactions entered into by the Company with ASML and its related affiliates (including the Transaction) is approximately S\$30.53 million. The current total of all interested person transactions entered into by the Company for the current financial year up to the date of this announcement (excluding that contemplated in the Transaction) is S\$24.76 million. As the total aggregate value of all transactions with ASML during the same financial year exceeds 5% of the Relevant Figure, Rule 906 of the Listing Manual is applicable.

STATEMENT BY THE AUDIT COMMITTEE

Pursuant to Rule 916(2) of the SGX Listing Manual, the Audit Committee, having considered the terms of the Agreement, is of the view that the risks and rewards of the Agreement are in proportion to the equity held by the Company and ASML. The Audit Committee is also of the view that the terms of the Agreement are not prejudicial to the interests of the Company and its minority shareholders. Therefore, shareholders' approval is not required for the Transaction under Rule 916(2) of the SGX Listing Manual.

FINANCIAL EFFECTS

The Company's total commitment in the Transaction of approximately S\$6.36 million is approximately 5.5% of the Group's Net Asset Value as at 31 December 2013 and 2.30% of the Company's market capitalization as at the date of this Announcement (based on the last traded share price on 16 October 2014 of S\$1.155 and approximately 240 million issued shares).

UPDATE ON THE USE OF PROCEEDS FROM THE CONVERTIBLE BONDS ISSUE AND BONUS WARRANTS ISSUE

The total commitment of approximately S\$6.36 million in the Transaction will be fully funded by (i) S\$0.63 million from the remaining proceeds raised from the Convertible Bonds Issue; (ii) S\$4.47 million from total proceeds raised from the Bonus Warrants Issue; and (iii) the remaining from internal cash. The utilization of proceeds from the Convertible Bonds Issue and Bonus Warrants Issue is in accordance with the intended use of the proceeds as stated in the Company's Circular dated 7 April 2014. Total proceeds raised of S\$6.3 million from the Convertible Bonds Issue has been fully utilized.

DISCLOSURE ANNOUNCEMENTS

For Shareholders' information, this announcement discloses information under Rule 1010 of the Listing Manual. The Transaction is made in the ordinary course of the Company's business and is not subject to the requirements of Rule 1014 of the Listing Manual and accordingly, the investment is not subject to the approval of the Company's shareholders.

BY ORDER OF THE BOARD

TIH Investment Management Pte. Ltd.

for and on behalf of TIH Limited

Allen Wang

CEO

16 October 2014