

ASX / MEDIA RELEASE

18 August 2016

COMPLETION OF BURWOOD SQUARE PROJECT

Tian An Australia Limited (ASX: TIA) (**TIA** or **Company**) is pleased to announce that its joint venture in the Burwood Square development, located at 27-31 Belmore Street, Burwood, New South Wales, has now completed and the Company has received all amounts owing under the completion arrangements entered into earlier this year.

The Company has received in total \$33.9 million, resulting in a profit of approximately \$8.8 million before overheads.

Burwood Square is a joint venture development with the owner and developer B1 Goldfield Development Pty Ltd and consists of 210 residential apartments across three towers, 7,455 sqm of retail / commercial space contained in a podium and public and private basement parking.

The Company has no further joint ventures with B1 Goldfield Development Pty Ltd.

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About Tian An Australia:

The principal activity of Tian An Australia is to identify urban projects to develop for resale. By nature, these master planned projects offer many built-form value add opportunities beyond the standard residential lot market. Tian An Australia has a vision to grow as a significant contributor to the design and development of premium residential property utilising community based planning and innovative design concepts targeted to meet the needs and exceed the expectations of markets while delivering new benchmarks in environmental excellence.