

ASX / MEDIA RELEASE

26 April 2018

NEW UNSECURED CASH ADVANCE FACILITY

Tian An Australia Limited (ASX: TIA) (the **Company** or **TIA**) is pleased to announce that it has entered into a loan agreement with Oasis Star Limited (**Oasis Star**) for the provision of an unsecured cash advance facility of A\$20.0 million with a repayment date of 26 April 2019 (**OS Cash Advance Facility**).

The OS Cash Advance Facility will be used for general working capital and the acquisition of development projects.

The below table summarises the OS Cash Advance Facility:

Facility limit	Revolving unsecured cash advance facility of up to A\$20.0 million
Term	Available until 26 April 2019
Interest rate	2.6% per annum payable monthly in arrears, plus the cost of the bank loan facility available to Oasis Star If interest is not paid on the due date, an additional 2.0% per annum applies
Fees	No establishment fees are applicable A facility fee of A\$30,000 is payable on the date of the first advance
Purpose	General working capital and the acquisition of development projects
Repaying and prepaying	Repayable in full at the end of the term The Company may prepay any amount in multiples of A\$1.0 million No premium or break costs are payable in respect of a repayment or prepayment
Events of default	Amongst other things, events of default include any non-payment of an amount on time, any enforcement against the assets of the Company for an amount greater than A\$0.5 million or an insolvency event of the Company If any event of default continues, then Oasis Star may make a demand for immediate payment of all amounts owing under the OS Cash Advance Facility

About Oasis Star and relationship with Oasis Star

Oasis Star is a company incorporated under the laws of British Virgin Islands with limited liability.

Oasis Star is a 100% indirectly held subsidiary of Tian An China Investments Company Limited (**Tian An China**). Tian An China is a company listed on the main board of The Stock Exchange of Hong Kong Limited and is a major real estate and investment company concentrating on large-scale developments with a focus on the main cities of Northern, Eastern and Southern China.

A major, non-controlling shareholder of Tian An China is China Elite Holdings Limited, a wholly owned subsidiary of Fine Class Holdings Limited, which is a wholly owned subsidiary of Allied Properties (H.K.) Limited, which is a wholly owned subsidiary of Allied Group Limited, which is a company controlled by the Lee and Lee Trust.

Tian An China is engaged principally in the development of apartments, villas, office buildings and commercial properties as well as property investment and property management.

Oasis Star is TIA's majority shareholder, with a relevant interest in 66,424,726 fully paid ordinary shares or 76.7% of the voting power in the Company.

END

Investor Contact:

Hai-Young Lu, Company Secretary & Legal Counsel
T +61 2 8243 9703 | E hlu@tianan.com.au

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.