

ASX / MEDIA RELEASE

10 August 2018

HALF YEAR 2018 RESULTS ANNOUNCEMENT

Tian An Australia Limited (ASX: TIA) (**TIA** or **Company**), is pleased to provide its half year report and Appendix 4D for the half year ended 30 June 2018 (**Period**).

- For the six months ended 30 June 2018 the Company reported a underlying loss after tax of \$1,019,000 (six months to June 2017: \$10,000 profit).
- For the six months ended 30 June 2018 the Company reported a statutory loss after tax of \$2,804,000 (six months to June 2017: \$10,000 profit).
- Entered into a joint venture with LFD Developments Pty Ltd in a 98 apartment development in Pymble, NSW.
- Settlement of 2 commercial and 1 retail lot at The Milton in Queensland during the 6 months. The three remaining retail lots are all leased and are expected to be sold in the 2nd half of 2018.
- Settlements of 3 lots at SeaSpray in Victoria.
- Write down of Oceanique apartments and Pymble joint venture.

Jally Lin, Chief Executive Officer, said:

“The management team continues to sell down its completed projects, with further sales at The Milton and SeaSpray contributing to the Company’s cashflows. The Company looks to reinvest these proceeds into new projects, with the Company entering into a joint venture in May 2018 to develop 98 apartments in Pymble.”

Financial Position

The Company reports revenues for the period of \$1,333,000 (June 2017: \$4,640,000).

The Company is selling down its completed projects and is assessing new opportunities. Management will continue to focus on cash flow, the disciplined allocation of capital to projects and ongoing attention to costs and overhead efficiencies.

The Company’s statutory loss was \$2,804,000 (June 2017: \$10,000 profit) for the period.

Summary of developments

Western Australia

Oceanique, Mandurah (**Oceanique**)

There was one exchange during the half year, with settlement due in the 3rd quarter of 2018. There are currently three apartments available for sale.

Point Grey and Peel Water, Point Grey

Management has a Development Application for stage 1. Management is currently seeking an extension to its Western Australian marina permit.

Lot 370, Port Bouvard, Dawesville

Lot 370 currently is available for sale.

Eastern Seaboard

The Milton, Brisbane, Queensland

Settlement of The Milton apartments is complete with \$35,550,000 in proceeds received to date. Over the past six months management sold the remaining two commercial spaces, and one retail lot. The three remaining retail lots have exchanged, with settlement due in the 2nd half of the year. The investment has been classified in current assets as at 30 June 2018.

SeaSpray, Point Cook, Victoria

245 of 247 lots at SeaSpray have settled. Three lots settled in the six months to June 2018. Two lots have been held for council purposes and is expected to be sold in the 2nd half of the year.

Enfield, NSW

Enfield settled in July 2017 and management is currently obtaining approvals to redevelop the site into residential accommodation.

Cascade Gardens, Pymble, NSW

TIA entered into a joint venture with Linfield Developments in May 2018. The Pymble project is a DA approved site for 98 apartments in Sydney's North Shore. Construction commenced in August 2018.

Short Term Outlook

Management will continue to focus on selling the remaining completed stock and gaining the necessary approvals for its undeveloped projects. TIA will focus on identifying residential developments that meet its investment strategy and criteria.

END

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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.