

ASX / MEDIA RELEASE

31 October 2022

CHATSWOOD PROJECT & CASH ADVANCE FACILITY

Tian An Australia Limited (ASX: TIA) (**TIA** or **Company**), is pleased to announce the Company, entered into a joint venture with LFD Chatswood Pty Ltd (**LFC**), an Australian residential property development company, to construct a mixed-use development at 5-9 Gordon Avenue, Chatswood NSW 2136 (**Chatswood Project**).

The Project

The Chatswood Project will consist of approximately 82 luxury apartments with approximately 1,530m² of retail shops or other commercial uses. It will include associated car parking, landscaping, publicly accessible open space, and public domain works.

The property is owned by LFC, zoned for mixed use development, and will undergo a design competition.

LFC will be responsible for the day-to-day management of the project.

Cash Advance Facility

To meet its funding obligations for the Chatswood Project, TIA has secured an increase to its unsecured cash advance facility with Oasis Star Limited.

TIA is able to draw down up to a total amount of \$140.0 million under the cash advance facility to cover the costs of its initial commitment under the Chatswood Project and general working capital.

END

Investor Contact:

Hai-Young Lu, Chief Operating Officer
T +61 2 8243 9700 | 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.