

ASX / MEDIA RELEASE

21 September 2023

SUPPLEMENTARY ANNOUNCEMENT – NEW CHATSWOOD PROJECT

Tian An Australia Limited (ASX: TIA) (**TIA** or **Company**) made an announcement to the market on 14 September 2023.

The Company provides further details regarding the Chatswood Project.

Costs

The estimated overall expected costs of the Chatswood Project is approximately \$300 million.

TIA's interest share

The equity participation of the joint venture is as follows:

- TIA - 70%
- LFC - 30%

TIA is also entitled to a minimum 8% preferred return from the Chatswood Project.

Role of TIA

TIA will be actively involved in the management committee for the joint venture and will be providing financial support for the project.

Funding

The Chatswood Project will be funded through TIA's balance sheet, future cash flows from its existing projects and both existing and future debt facilities.

Timeline

It is anticipated that the Chatswood Project will undergo a design competition and the joint venture anticipates submitting its development application in the first half of 2024 with construction to commence in first half of 2025. The Chatswood Project will complete in 2027.

Other relevant material terms of the joint venture

TIA has the right to withdraw from the Chatswood Project by July 2024 if certain hurdles are not met.

END

Investor Contact:

Hai-Young Lu, Chief Operating Officer
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.