

ASX / MEDIA RELEASE

15 January 2025

CHANGE IN TERMS OF OASIS STAR LOAN

Tian An Australia Limited (ASX: TIA) (TIA or Company) advises that as a continuation of its financial support from its parent, Oasis Star Limited has agreed to amend its current loan facility of \$200 million with TIA to be interest free from 23rd May 2024, until the loan facility expiry date 31 December 2027.

The amendments to the loan agreements were signed on 14 January 2025.

TIA's forecast annual interest expense relating to this facility is approximately \$10 million per annum. TIA is expected to save approximately \$6 million for the 2024 calendar year.

The board forecasts an improvement to its financial results following the changes to the loan arrangements.

Authorised for release by the Board.

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.