



HONG LAI HUAT GROUP LIMITED

(Incorporated in the Republic of Singapore)
Reg. No. 199905292D

逢
來
發
集
團
有
限
公
司

ENTRY INTO TERM SHEET IN RELATION TO THE SALE OF UP TO USD 50 MILLION WORTH OF PROPERTY UNITS IN D'SEAVIEW

1. INTRODUCTION

The Board of Directors (the “Board” and each director, a “Director”) of Hong Lai Huat Group Limited (the “Company”) is pleased to announce that the Company’s wholly-owned subsidiary, PH One Development (Cambodia) Limited (“PH One”), has on 3rd May 2022 entered into a term sheet (“Term Sheet”) with Fabi Capital Limited (“Fabi Capital”), pursuant to which PH One shall grant Fabi Capital a right to purchase up to USD 50 million worth of property units in the Company’s property development project, D’Seaview, located at the Sihanoukville Province, Kingdom of Cambodia.

2. SALIENT TERMS OF THE TERM SHEET

2.1. The total aggregate consideration of up to USD 50 million will be for the purchase of the residential and commercial units in D’Seaview (“the properties”). Fabi Capital shall use all reasonable endeavors to raise USD 50 million to acquire the properties, including by way of token and NFT sales through its own platform.

2.2. Fabi Capital shall utilize such funds raised from the sale to acquire the properties in ten tranches of USD 5 million from PH One.

2.3. The term sheet shall be valid till 31 December 2022, or such other date as agreed by the parties.

3. INFORMATION ABOUT FABI CAPITAL

3.1. Fabi Capital is a real estate management and blockchain solutions company that seeks to make investing in real estate more secure and accessible with the help of NFT technology. Fabi Capital will launch its very own token this month namely FA coin, as well as an NFT marketplace that supports digital real estate purchases. Through its collaboration with major developers, Fabi Capital intends to offer more lucrative properties on its platform and take digital real estate trading mainstream.

3.2. Fabi Capital is majority owned and independently managed by third parties’ investors namely Mr Jacky Kuoch and Ms Tham Jee Yan which serves as the Directors and Chief Executive Officer. The



HONG LAI HUAT GROUP LIMITED

(Incorporated in the Republic of Singapore)
Reg. No. 199905292D

逢
来
發
集
团
有
限
公
司

Company's subsidiary Hong Lai Huat International Pte Ltd is a minority shareholder which holds 15% stake in Fabi Capital.

4. FURTHER ANNOUNCEMENT

The Company will make the necessary announcements when there are further developments on the term sheet such as the entry into the sales and purchase agreement for the sale of the properties.

5. CAUTION IN TRADING

Shareholders are advised to read this Announcement and any further announcements by the Company carefully. Shareholders should consult their stock brokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

As of the date of this Announcement, save for their shareholdings in the Company, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the conditional sale of the properties.

###

BY ORDER OF THE BOARD

Ong Jia Jing
Group General Manger & Executive Director
4th May 2022