

HATTEN LAND LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 199301388D)

MONTHLY UPDATE FOR JANUARY 2024

The board of directors (“**Board**”) of Hatten Land Limited (“**Company**”, and together with its subsidiaries, “**Group**”) refer to its announcements on 20 March 2023, 30 April 2023, 1 June 2023, 30 June 2023 and 29 July 2023 (“**Previous Announcements**”). *Unless otherwise defined herein or the context otherwise requires, all capitalised terms shall have the same meanings as defined in the Previous Announcements.*

The Board would like to update on the following:

A. Update on Projects of the Group and Restructuring of Gold Mart Sdn. Bhd.

Harbour City

On 13 September 2023, the Company announced the results of the Meeting in connection with the Proposed Scheme between Gold Mart Sdn. Bhd. (“**GMSB**”) and its unsecured creditors (“**Scheme Creditors**”) held in Malaysia on 8 September 2023.

The salient terms and quantum of the Proposed Scheme are as follows:

- The Scheme Creditors shall waive 60% of their liquidated ascertained damages (“**LAD**”), amounting to approximately RM67.0 million (Notes 4 and 22) of waiver, based on LAD as at the cut-off date, i.e. 30 November 2022;
- The balance 40% of the LAD shall be settled by way of proceeds received from the sale of certain unsold units of Harbour City (“**Assigned Properties**”), thereby preserving the Group’s cash reserves; and
- GMSB shall complete the development of Harbour City within three years from the commencement date.

The Proposed Scheme was approved by a majority of 80.02% of the total value of the Scheme Creditors present and voting in person or by proxy at the Meeting. The solicitors for the Initiating Purchasers have filed an application to obtain the Kuala Lumpur High Court’s approval of the Proposed Scheme. Once approval of the Proposed Scheme has been obtained, the Proposed Scheme shall be binding on GMSB and the Scheme Creditors.

At the date of this update, the Proposed Scheme is awaiting the approval from the Kuala Lumpur High Court.

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Presently, the Group is in the process of seeking proposals from potential contractors. Recognising the substantial shortage of manpower in Melaka, the Group has carefully considered and decided to prioritise the resumption of construction at Harbour City first. The Company will provide updates as and when there are further material developments.

Save for the above, since the Company’s last monthly update on 29 July 2023, there have been no material changes in relation to these projects of the Company. The Company will provide updates as and when there are further material developments.

B. Update on the Fundraising Facilities of the Group

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 6 February 2023 and 20 December 2023.

As announced on 20 December 2023, due to the complexity, partially caused by the involvement of multiple parties, the negotiation process for establishing a single set of commercial terms that are unanimously agreeable to the financiers, lender and all bondholders has been prolonged. This prolongment is beyond the Company's control. The Company is diligently working to expedite the process and bridge differences, although it remains a work in progress. Concurrently, the Company continues its efforts to amicably resolve the matters. This includes sourcing other reputable financiers and updating bondholders on the progress of the refinancing packages and negotiations regarding potential repayment obligations for its borrowings. According to an indicative timeline from the new financier, the Group expects to draw down the fundraising facilities in FY2024, provided that an agreement is reached among the new financier, lender, and bondholders. The Group will provide timely updates once relevant definitive agreements have been finalised.

C. Various Business Initiatives of the Group

With the re-opening of Malaysia's borders and the resurgence of tourism and hospitality activities in Melaka, the Group announced in February 2023 on its decision to shift back its focus to property development and investment. This decision aligns well with the progressively recovering trends observed in Malaysia's property market, whereby the Group has also noticed increased competition. The Group will continue to concentrate on its core business of property development and investment in 2024.

Save for the above, there have been no material changes in relation to the various business initiatives of the Company. The Company will provide updates as and when there are further material developments.

D. Restructuring of MDSA Resources Sdn. Bhd.

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 5 July 2023.

As of the date of this announcement, the Group is continuing to collaborate with relevant creditors to discuss and negotiate agreeable terms for resolving the matters. The Company will provide updates as and when there are further material developments.

E. The Progress Made in Resolving the Breach of the Financial Covenant to Maintain the Financial Services Reserve Account (FRSA)

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 14 November 2023 and 22 November 2023.

As part of the ongoing commercial discussions with the Lender, the Lender is exploring alternative solutions together with the Company. The Company will provide updates as and when there are further material developments.

F. Update on the Joint Venture with HydraX Pte. Ltd.

As of the date of this announcement, the Group continues its collaboration with HydraX, leaning on their technological and compliance capabilities, in the development of a digital platform designed to meet both current and future digital asset needs. The Company will provide updates as and when there are further material developments.

G. Update on the appointment of auditors

Following the announcement that the Company's previous auditor will not be seeking re-appointment, the Company has dedicated significant resources and approached several qualified audit firms for proposals. The Company is currently working with the shortlisted firms to complete their internal clearance processes. The Company will provide updates as and when there are further material developments.

H. Update on the appointment of independent director

The Nominating Committee has considered several candidates and is currently in the process of finalising the assessment of those shortlisted, to appoint an additional independent director to the Board. The Company will endeavour to fill the vacancy no later than three months from 29 December 2023 in accordance with Rule 704(7) of the Listing Manual Section B: Rules of Catalist of the SGX-ST.

Apart from the points mentioned above, there are no major updates on other projects of the Company. The Company will provide further information as and when any significant progress unfolds.

Shareholders and potential investors of the Company are advised to read this announcement and any further announcements by the Company carefully and exercise caution when dealing in the securities of the Company. In the event of any doubt, shareholders of the Company should consult their stockbrokers, bank managers, solicitors, accountants and other professional advisers.

By Order of the Board
HATTEN LAND LIMITED

Dato' Tan June Teng, Colin
Executive Chairman and Managing Director
1 February 2024

This announcement has been prepared by Hatten Land Limited ("Company") and its contents have been reviewed by the sponsor of the Company, RHT Capital Pte. Ltd. ("Sponsor") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual Section B: Rules of Catalist.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

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