

**HATTEN** 惠胜  
— LAND —  
**HATTEN LAND LIMITED**  
**(UNDER JUDICIAL MANAGEMENT)**  
(Company Registration No: 199301388D)  
(Incorporated in the Republic of Singapore)

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**Unaudited Financial Statements**  
**For the Fourth Quarter and Full Year ended 30 June 2024**

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In compliance with Catalist Rule 705(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the judicial managers (the “**JMs**”) of Hatten Land Limited (Under Judicial Management) (the “**Company**”), together with its subsidiaries, the “**Group**”) wish to report the Company’s quarterly financial statements.

The JMs highlight that the unaudited financial statements for the fourth quarter and full year ended 30 June 2024 were prepared by the management of the Company based on records and financial information available. The JMs are not in a position to provide representations, warranties, or assurances regarding the accuracy, completeness, or compliance of these financial statements with International Financial Reporting Standards.

The JMs do not make or purport to make any statement in the unaudited financial statements of the Group for the fourth quarter and full year ended 30 June 2024, or any statement upon which a statement in the unaudited financial statements of the Group for the fourth quarter and full year ended 30 June 2024 is based, and make no representation regarding any statement in the unaudited financial statements of the Group for the fourth quarter and full year ended 30 June 2024.

The JMs expressly disclaim and take no responsibility for any liability to any person which is based on, or arises out of, any statement, information or opinion, or any omission thereof, in the unaudited financial statements of the Group for the fourth quarter and full year ended 30 June 2024. For the avoidance of doubt, and as further described below, the JMs are not in a position to, and do not opine on, the ability of the Group and the Company to continue operations as a going concern and to meet their financial obligations as and when they fall due.

*This announcement has been reviewed by the Company’s sponsor, RHT Capital Pte. Ltd. (the “**Sponsor**”). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the “**Exchange**”) and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

*The contact person for the Sponsor is Mr. Josh Tan at 36 Robinson Road, #10-06 City House, Singapore 068877, Email: [sponsor@rhtgoc.com](mailto:sponsor@rhtgoc.com).*

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## A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the financial period ended 30 June 2024

	Notes	Group Fourth Quarter Ended			Group 12 Months Ended		
		30.06.2024 RM'000	30.06.2023 RM'000	% Change	30.06.2024 RM'000	30.06.2023 RM'000	% Change
Revenue	5	12,785	21,033	(39.2)	37,206	36,707	1.4
Cost of sales		(16,332)	2,890	N/M	(32,928)	(6,126)	N/M
<b>Gross (loss)/profit</b>		<b>(3,547)</b>	<b>23,923</b>	N/M	<b>4,278</b>	<b>30,581</b>	(86.0)
Other operating income		1,137	662	71.8	2,232	1,627	37.2
Other income / gains		8,959	70,994	(87.4)	20,921	94,017	(77.7)
<b>Other items of expense</b>							
General and administrative expenses		(29,306)	(40,403)	(27.5)	(71,492)	(77,216)	(7.4)
(Loss)/Gain on revocation of sales		(11,029)	8,283	N/M	(4,374)	2,412	N/M
Other expenses		(31,121)	(39,037)	(20.3)	(31,121)	(39,137)	(20.5)
Finance costs		(12,376)	(13,531)	(8.5)	(47,848)	(49,809)	(3.9)
Share of results of the associated company		-	(131)	N/M	-	(503)	N/M
<b>(Loss)/Profit before tax</b>	6	<b>(77,283)</b>	<b>10,760</b>	N/M	<b>(127,404)</b>	<b>(38,028)</b>	N/M
Income tax (expense)/credit	7	(3)	(866)	(99.7)	215	7,935	(97.3)
<b>(Loss)/Profit after tax</b>		<b>(77,286)</b>	<b>9,894</b>	N/M	<b>(127,189)</b>	<b>(30,093)</b>	N/M
<b>Other comprehensive (loss)/income:</b>							
Items that may be reclassified subsequently to profit or loss							
Currency translation differences arising on consolidation		(21)	(1,968)	(98.9)	(21)	(1,563)	(98.7)
Currency translation differences arising from associated company		-	190	N/M	-	190	N/M
<b>Total comprehensive (loss)/income for the period</b>		<b>(77,307)</b>	<b>8,116</b>	N/M	<b>(127,210)</b>	<b>(31,466)</b>	N/M
<b>Loss for the period attributable to:</b>							
Owners of the Company		(77,330)	9,895	N/M	(127,233)	(30,081)	N/M
Non-controlling interests		44	(1)	N/M	44	(12)	N/M
		<b>(77,286)</b>	<b>9,894</b>	N/M	<b>(127,189)</b>	<b>(30,093)</b>	N/M
<b>Total comprehensive (loss)/income for the period attributable to:</b>							
Owners of the Company		(77,352)	8,135	N/M	(127,211)	(31,455)	N/M
Non-controlling interests		45	(19)	N/M	1	(11)	N/M
		<b>(77,307)</b>	<b>8,116</b>	N/M	<b>(127,210)</b>	<b>(31,466)</b>	N/M
<b>(Loss)/Profit per share attributable to owners of the Company (RM cents per share)</b>		<b>(4.16)</b>	<b>0.53</b>		<b>(6.85)</b>	<b>(1.62)</b>	

Note: Please refer to Paragraph 3 in Section F - Other information required by Catalist Listing Rule Appendix 7C for further details.

N/M – Not meaningful

## B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2024

	Note	Group		Company	
		30.06.2024 RM'000	30.06.2023 RM'000	30.06.2024 RM'000	30.06.2023 RM'000
<b>Assets</b>					
<b>Non-current assets</b>					
Property, plant and equipment	11	179,425	180,334	-	-
Right-of-use assets		12,820	27,239	-	-
Investment in subsidiaries	12	-	-	720,132	720,132
Investment in associate company	13	-	-	-	-
Trade and other receivables	14	34,363	39,160	-	-
Intangible assets	16	8,805	9,430	-	-
		<u>235,413</u>	<u>256,163</u>	<u>720,132</u>	<u>720,132</u>
<b>Current assets</b>					
Development properties	15	594,928	616,119	-	-
Contract costs		26,615	26,292	-	-
Trade and other receivables	14	193,687	230,281	432,730	323,041
Prepayments		119	215	21	67
Cash and cash equivalent		1,959	2,461	6	4
		<u>817,308</u>	<u>875,368</u>	<u>432,757</u>	<u>323,112</u>
<b>Total assets</b>		<u>1,052,721</u>	<u>1,131,531</u>	<u>1,152,889</u>	<u>1,043,244</u>
<b>Liabilities</b>					
<b>Current liabilities</b>					
Lease liabilities		14,393	15,342	-	-
Loans and borrowings	17	398,495	393,539	212,377	209,926
Income tax payable		13,680	14,504	-	-
Trade and other payables	18	429,483	356,014	115,324	12,967
Provisions		51,785	51,761	-	-
Contract liabilities	19	187,803	199,575	-	-
		<u>1,095,639</u>	<u>1,030,735</u>	<u>327,701</u>	<u>222,893</u>
<b>Non-current liabilities</b>					
Other payables	18	-	155	-	-
Lease liabilities		5,786	20,850	-	-
Loans and borrowings	17	1,995	3,280	-	-
		<u>7,781</u>	<u>24,285</u>	<u>-</u>	<u>-</u>
<b>Total liabilities</b>		<u>1,103,420</u>	<u>1,055,020</u>	<u>327,701</u>	<u>222,893</u>
<b>Net (liabilities)/assets</b>		<u>(50,699)</u>	<u>76,511</u>	<u>825,188</u>	<u>820,351</u>
<b>Equity</b>					
Share capital	20	328,862	328,862	1,361,366	1,361,366
Accumulated losses		(325,379)	(195,264)	(536,178)	(541,015)
Translation reserve		412	(2,448)	-	-
Merger reserve		(54,827)	(54,827)	-	-
		<u>(50,932)</u>	<u>76,323</u>	<u>825,188</u>	<u>820,351</u>
Non-controlling interest		233	188	-	-
<b>Total equity</b>		<u>(50,699)</u>	<u>76,511</u>	<u>825,188</u>	<u>820,351</u>
<b>Total equity and liabilities</b>		<u>1,052,721</u>	<u>1,131,531</u>	<u>1,152,889</u>	<u>1,043,244</u>

Note: Please refer to Paragraph 3 in Section F - Other information required by Catalist Listing Rule Appendix 7C for further detail.

**C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY**  
**For the financial year ended 30 June 2024**

	Attributable to owners of the Group							
	Share capital	Accumulated losses	Translation reserve	Merger reserve	Premium paid on acquisition of non-controlling interests	Total equity	Non-controlling interests	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Group</b>								
<b>At 1 July 2023</b>	328,862	(195,264)	(2,448)	(54,827)	-	76,323	188	76,511
Loss for the year	-	(127,233)	-	-	-	(127,233)	44	(127,189)
Other comprehensive loss								
Currency translation on consolidation	-	(2,882)	2,860	-	-	(22)	1	(21)
<b>Total comprehensive loss for the year</b>	-	(130,115)	2,860	-	-	(127,255)	45	(127,210)
<b>Balance as at 30 June 2024</b>	<b>328,862</b>	<b>(325,379)</b>	<b>412</b>	<b>(54,827)</b>	<b>-</b>	<b>(50,932)</b>	<b>233</b>	<b>(50,699)</b>
<b>At 1 July 2022 (as restated)</b>	328,862	(165,183)	(899)	(54,827)	(175)	107,778	199	107,977
Loss for the year	-	(30,081)	-	-	-	(30,081)	(12)	(30,093)
Other comprehensive loss								
Currency translation on consolidation	-	-	(1,549)	-	175	(1,374)	1	(1,373)
<b>Total comprehensive loss for the year</b>	-	(30,081)	(1,549)	-	175	(31,455)	(11)	(31,466)
<b>Balance as at 30 June 2023</b>	<b>328,862</b>	<b>(195,264)</b>	<b>(2,448)</b>	<b>(54,827)</b>	<b>-</b>	<b>76,323</b>	<b>188</b>	<b>76,511</b>

**C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY (cont'd)**  
**For the financial year ended 30 June 2024**

**Company**

	<b>Share capital</b>	<b>Accumulated losses</b>	<b>Total equity</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>At 1 July 2023</b>	1,361,366	(541,015)	820,351
Profit for the year	-	4,837	4,837
<b>Balance as at 30 June 2024</b>	<b>1,361,366</b>	<b>(536,178)</b>	<b>825,188</b>
<b>At 1 July 2022</b>	1,361,366	(544,757)	816,609
Profit for the year	-	3,742	3,742
<b>Balance as at 30 June 2023</b>	<b>1,361,366</b>	<b>(541,015)</b>	<b>820,351</b>

**D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For financial period ended 30 June 2024**

	Group		Group	
	Fourth Quarter Ended 30.06.2024	30.06.2023	12 Months Ended 30.06.2024	30.06.2023
	RM'000	RM'000	RM'000	RM'000
<b>Cash flows from operating activities</b>				
(Loss)/Profit before tax	(77,283)	10,760	(127,404)	(38,028)
Adjustments for:				
Share of results of associated company	-	131	-	503
Depreciation of property, plant and equipment	464	858	1,508	1,566
Depreciation of right-of-use assets	3,742	1,565	14,174	13,398
Loss/(Gain) on disposal of right-of-use assets	475	(1,359)	332	(1,359)
Loss/(Gain) on disposal of property, plant and equipment	-	1,254	(443)	74
Loss/(Gain) on disposal of a subsidiary	203	-	-	(1,012)
Loss on settlement on revocation of sales	11,029	(8,283)	4,374	(2,412)
Loss allowance on investment in an associated company	-	21,997	-	21,997
Gain on modification of right-of-use assets	-	(5,236)	-	(5,236)
Write down of development properties	33,555	20,992	33,555	20,992
Reversal of loss allowance Impairment loss on trade and other receivables	(2,434)	(2,931)	(2,434)	(2,931)
Amortisation of capitalised costs of obtaining contracts	8	-	8	898
Interest income	-	(1,417)	(909)	(4,707)
Interest expense	11,868	13,531	47,848	49,809
Allowance/(Reversal) of provision, net	24	(66,953)	24	(66,953)
Net foreign exchange loss	6,315	13,333	8,035	11,209
<b>Operating cash flows before working capital changes</b>	<b>(12,034)</b>	<b>(1,758)</b>	<b>(21,332)</b>	<b>(2,192)</b>
<b>Changes in operating assets and liabilities</b>				
Intangible assets	(553)	1,335	-	-
Development properties	(12,476)	(10,957)	(16,746)	18,340
Contract assets	312	1,536	(323)	895
Contract liabilities	(8,111)	(23,946)	(11,772)	(20,222)
Trade and other receivables	30,324	17,391	44,750	9,693
Trade and other payables	42,074	56,608	48,543	54,096
<b>Cash flow generated from operations</b>	<b>39,536</b>	<b>40,209</b>	<b>43,120</b>	<b>60,610</b>
Interest paid	(34,001)	(27,832)	(37,505)	(41,818)
Interest (paid)/received	(591)	(17)	80	3,273
Income tax paid	-	(508)	(91)	(1,319)
<b>Net cash flows generated from operating activities</b>	<b>4,944</b>	<b>11,852</b>	<b>5,604</b>	<b>20,746</b>
<b>Cash flows from investing activities</b>				
Proceeds from disposal of property, plant and equipment	6	(1,180)	449	-
Proceeds from disposal of right-of-use assets	-	2,317	-	2,317
Utilisation of crypto assets	736	1,495	736	1,495
Additions to intangible assets	-	(2,577)	-	(2,577)
Additions to property, plant and equipment and ROU assets	(305)	(6,991)	(600)	(8,257)
<b>Net cash flows (used in)/generated from investing activities</b>	<b>437</b>	<b>(6,936)</b>	<b>585</b>	<b>(7,022)</b>
<b>Cash flows from financing activities</b>				
Repayment of lease liabilities	(329)	(1,173)	(513)	(3,333)
Proceeds from term notes	-	(103)	-	-
Repayment of term loans and medium term notes	(1,992)	3,951	(3,294)	(13,152)
Repayment of rental payables	(2,884)	(6,117)	(2,884)	(6,117)
<b>Net cash flows used in financing activities</b>	<b>(5,205)</b>	<b>(3,442)</b>	<b>(6,691)</b>	<b>(22,602)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>176</b>	<b>1,474</b>	<b>(502)</b>	<b>(8,878)</b>
Cash and cash equivalents at the beginning of the period	1,783	987	2,461	11,339
<b>Cash and cash equivalents at the end of the period</b>	<b>1,959</b>	<b>2,461</b>	<b>1,959</b>	<b>2,461</b>

## E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

### For the financial year ended 30 June 2024

These notes form an integral part of and should be read in conjunction with the accompanying condensed interim financial statements.

#### 1. Corporate information

The Company is incorporated and domiciled in Singapore and is listed on the Catalist of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). The immediate and ultimate holding company is Hatten Holdings Pte. Ltd, which is also incorporated and domiciled in Singapore. The registered office and principal place of business of the Company is located at 53 Mohamed Sultan Road, #03-01 Sultan Link, Singapore 238993 prior to the Company being placed under judicial management.

Presently, the registered office and principal place of business of the Company is located at 6 Shenton Way, #33-00, OUE Downtown, Singapore 068809.

The principal activity of the Company is that of investment holding.

#### 2. Basis of Preparation

The condensed interim financial statements for the fourth quarter ended 30 June 2024 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for the year ended 30 June 2023.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Malaysian ringgit which is the Company’s functional currency.

##### 2.1. New and amended standards adopted by the Group

On 1 July 2023, the Company adopted the new or amended SFRS(I)s and Interpretations to SFRS(I)s (“**INT SFRS(I)**”) that are mandatory for application for the financial year. Changes to the Company’s accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I)s and INT SFRS(I)s below:

Effective for financial period beginning on 1 January 2023:

- SFRS(I) 1-12: Amendments to SFRS(I) 1-12: International Tax Reform – Pillar Two Model Rules
- SFRS(I) 1-8: Definition of Accounting Estimates
- Amendments to SFRS(I) 1-1 and SFRS(I) Practice Statement 2: Disclosure of Accounting Policies
- Amendments to SFRS(I) 1-12: Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Effective for financial periods beginning on or after 1 January 2024:

- Amendments to SFRS(I) 1-1: Classification of Liabilities as Current or Non-current
- Amendments to SFRS(I) 1-1: Non-current liabilities with covenants
- Amendments to SFRS(I) 16: Lease Liability in a Sale and Leaseback
- Amendments to SFRS(I) 1-7 and SFRS(I) 7: Supplier Finance Arrangements

The adoption of these new or amended SFRS(I)s and INT SFRS(I)s did not result in substantial changes to the Company's accounting policies and had no material effect on the amounts reported for the current or prior financial years.

## 2.2. Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 June 2023.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

## 3. Going Concern Assumption

For the financial year ended 30 June 2024, the Group incurred a net loss of RM127.2 million. As at 30 June 2024, the Group's total loans and borrowings amounted to RM400.5 million, of which RM398.5 million were classified as current liabilities and exceeded its cash and bank balances of RM2.0 million. The Group's current liabilities of RM1,095.6 million also exceeded its current asset of RM817.3 million. The Group's net liabilities increased to RM50.7 million as at 30 June 2024.

Notwithstanding the above, the financial statements have been prepared on a going concern basis based on the following factors: -

- (a) The Company has appointed Messrs Tan Wei Cheong and Lim Loo Khoon, care of Deloitte Singapore SR&T Restructuring Services Pte. Ltd. (f.k.a. Deloitte & Touche Financial Advisory Services Pte. Ltd.) as the JMs of the Company;
- (b) Comparing to the Group's cost amounting to RM594.6 million recognised under the statement of financial position, the total market value of the Group's development properties is over RM869.7 million as of 30 June 2024, of which approximately RM526.3 million comprises unsold completed properties that the Group intends to sell gradually. In addition, the Company's liabilities, in particular the US\$25.0 million (approximately RM118.0 million) secured bonds are secured by additional hospitality assets provided by a related party of the Company; and
- (c) The provision of RM51.8 million and contract liability of RM187.8 million are non-monetary items that arise from accounting treatment in accordance with relevant accounting standards and do not necessitate immediate cash repayment. Out of the current portion of the loans and borrowings, approximately RM212.4 million pertains to the outstanding principal amount of facilities under the refinancing process of the fundraising facilities.

The JMs are not in a position to, and do not opine on, the Group's and the Company's ability to continue as going concern. The Group and the Company are currently undergoing restructuring activities, which remain ongoing as at the date of this report. The ability of the Group and the Company to continue as going concerns depends on the successful completion of these restructuring activities, including securing financing from investors to meet their operational and development needs.

## 4. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period from 1 April 2024 to 30 June 2024 ("4Q FY2024").

## 5. Segment and revenue information

### 5.1. Segment Information

The entire Group's operations constitute a single operating segment, which is in the business of property development in Malaysia. Since FY2022, the Group started the business in the provision of space, power capacity and technical support for external customers who engaged in crypto mining services.

The total revenue generated for this new business is RM1.0 million, and this represents about 0.42% of the total revenue, including both sales to external customers and intersegment sales during the financial period. Accordingly, no business or geographical segment information is presented.

## 5.2. Disaggregation of Revenue

	<b>Group</b>		<b>Group</b>	
	<b>Fourth Quarter Ended</b>		<b>12 Months Ended</b>	
	<b>30.06.24</b>	<b>30.06.23</b>	<b>30.06.24</b>	<b>30.06.23</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Revenue from rendering of data room support services	5	537	967	3,076
Revenue from sale of development properties	12,780	20,496	36,239	33,631
	<u>12,785</u>	<u>21,033</u>	<u>37,206</u>	<u>36,707</u>
Revenue from sale of development properties in Malaysia				
- recognised at a point in time	6,867	7,554	29,852	20,689
- recognised over time	5,913	12,942	6,387	12,942
	<u>12,780</u>	<u>20,496</u>	<u>36,239</u>	<u>33,631</u>

## 6. (Loss)/Profit before tax

	<b>Group</b>		<b>Group</b>	
	<b>Fourth Quarter Ended</b>		<b>12 Months Ended</b>	
	<b>30.06.24</b>	<b>30.06.23</b>	<b>30.06.24</b>	<b>30.06.23</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
(Loss)/Profit for the period is arrived at after charging/(crediting):				
Depreciation of property, plant and equipment	464	858	1,508	1,566
Depreciation of right-of-use assets	3,742	1,565	14,174	13,398
Loss/(Gain) on disposal of property, plant and equipment	-	1,254	(443)	74
Loss/(Gain) on disposal of right-of-use assets	475	(1,359)	332	(1,359)
Interest expense	11,868	13,531	47,848	49,809
Interest income	-	(1,417)	(909)	(4,707)
Loss/(Gain) on revocation of sales	11,029	(8,283)	4,374	(2,412)
Net foreign exchange loss	<u>6,315</u>	<u>13,333</u>	<u>8,035</u>	<u>11,209</u>

## 7. Taxation

The Group calculates the year's income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	<b>Group</b>	<b>Group</b>
	<b>Fourth Quarter Ended</b>	<b>12 Months Ended</b>

	<b>30.06.24</b> <b>RM'000</b>	<b>30.06.23</b> <b>RM'000</b>	<b>30.06.24</b> <b>RM'000</b>	<b>30.06.23</b> <b>RM'000</b>
Current income tax				
- Current year	(2)	-	(2)	-
- (Under)/Over provision in prior year	(1)	(866)	217	7,935
	<u>(3)</u>	<u>(866)</u>	<u>215</u>	<u>7,935</u>
Income tax (expense)/credit recognised in profit or loss	<u>(3)</u>	<u>(866)</u>	<u>215</u>	<u>7,935</u>

## 8. Loss per share attributable to equity holders of the Company

	<b>Group</b> <b>Fourth Quarter Ended</b>		<b>Group</b> <b>12 Months Ended</b>	
	<b>30.06.24</b>	<b>30.06.23</b>	<b>30.06.24</b>	<b>30.06.23</b>
(Loss)/Profit attributable to owners to the Company (RM'000)	(77,330)	9,895	(127,233)	(30,081)
Weighted average number of ordinary shares in issue	1,857,123,228	1,857,123,228	1,857,123,228	1,857,123,228
Basic and fully diluted (loss)/profit per share ("LPS/PPS") (RM'cents)	(4.16)	0.53	(6.85)	(1.62)

\*As the Group was in a loss position, the outstanding warrants were not included in the computation of diluted loss per share because these potential ordinary shares were anti-dilutive.

## 9. Net assets value

	<b>Group</b>		<b>Company</b>	
	<b>30.06.24</b>	<b>30.06.23</b>	<b>30.06.24</b>	<b>30.06.23</b>
Net (liability)/asset value attributable to owners to the Company (RM'000)	(50,932)	76,323	825,188	820,351
Number of ordinary shares in issue	1,857,123,228	1,857,123,228	1,857,123,228	1,857,123,228
Net (liability)/asset value per ordinary share (RM'cents)	(2.74)	4.11	44.43	44.17

## 10. Related party transactions

For the financial period ended 30 June 2024, the Group had no significant related party transactions apart from the interested person transactions as disclosed in Page 26.

## 11. Property, plant and equipment

During the financial period ended 30 June 2024, the Group acquired assets of approximately RM 0.6 million (30 June 2023: RM 2.3 million) and disposed fully depreciated assets with yielding proceeds of approximately RM0.4 million.

## 12. Investment in subsidiaries

	<b>Company</b>	
	<b>30.06.24</b>	<b>30.06.23</b>
	<b>RM'000</b>	<b>RM'000</b>
Unquoted equity shares, at cost	1,212,708	1,212,708
Less: Allowance for impairment loss	(492,576)	(492,576)
	720,132	710,132

	<b>Company</b>	
	<b>30.06.24</b>	<b>30.06.23</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Movements in allowance for impairment loss</b>		
At 1 July	492,576	492,576
Impairment loss charged to profit or loss	-	-
At 30 June	492,576	492,576

In prior financial period ended 30 June 2023, the Company increased the issued and paid-up capital in its wholly owned subsidiary, Hatten Edge Pte Ltd, from S\$1 to S\$2,899,999 (equivalent to RM9,393,000).

### 13. Investment in associate company

	<b>Group</b>	
	<b>30.06.24</b>	<b>30.06.23</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Unquoted equity shares, at cost</b>		
Balance at beginning of financial period	-	22,310
Group's share of loss for the financial period	-	(313)
Impairment loss charged to profit or loss	-	(21,997)
	-	-

The associated company is measured using the equity method. The activities of the associated company are strategic to the Group. The Group did not receive any dividends from the associated company during the financial period.

#### ECXX Global Pte. Ltd ("ECXX")

In accordance with the sale and purchase agreement between the Company and ECXX, the Company acquired 19,809 ordinary shares in the capital of ECXX, representing approximately 18.54% equity interest in ECXX. The Company has nominated Hatten Technology (S) Pte. Ltd. ("HTPL") to hold the shares in ECXX.

In accordance with the share subscription agreement between HTPL and ECXX, HTPL subscribed for 1,557 new ordinary shares in the capital of ECXX, representing approximately 1.46% equity interest of the enlarged share capital after the issuance of the new ordinary shares by ECXX.

On 18 August 2020 ("Completion Date"), the proposed acquisition was completed with the allotment and issuance of 100,200,000 ordinary shares in the capital of the Company at the share price on the Completion Date of S\$0.066 per share (approximately RM20,417,000) and cash consideration of US\$354,930 (approximately RM1,556,000) which will be paid by the Company on behalf of HTPL. Subsequent to the Completion Date, ECXX issued 3,750 ordinary shares to another third-party shareholder on 4 February 2021. As a result, the equity interest held by HTPL in ECXX has been diluted from the initial 20.0% to 19.3% as at 30 June 2021.

On 18 January 2023, ECXX further issued 3,742 ordinary shares to another third-party shareholder which resulted in a dilution in the equity interest hold by the Group from 19.3% to 18.7%. However, the impact on the dilution of equity interest by the Group in ECXX during the financial year is not material.

ECXX is deemed to be an associated company of HTPL as HTPL has the ability to exercise significant influence over ECXX through its board representation and the ability to appoint director to ECXX.

As at 30 June 2023, the Group determined the recoverable amount of investment in associate using value-in-use approach, based on the discounted cash flows method and an impairment loss of RM22.0 million is recognised. ECXX is engaged in the provision of digital asset exchange services. During the financial year, ECXX has ceased its digital asset exchange services. On 29 December 2023, ECXX filed a striking-off application with the Accounting and Corporate Regulatory Authority (“ACRA”) and has struck off as at 30 June 2024.

#### Hatten Renewable Energy Sdn. Bhd.(“HRESB”)

On 27 June 2023, Hatten Edge Pte. Ltd. (“HEPL”) has entered into sales of share agreement to disposed 800,000 ordinary shares in the capital of HRESB, representing 80.0% equity interest in HRESB to a third party company incorporated in Malaysia. Subsequently, on 25 August 2023, with the completion of shares transferred, HRESB became an associated company of HEPL with RM0.20, representing 20.0% equity shares in HRESB by transferring from investment in subsidiaries to investment in associates.

On 18 October 2024, the Group has transferred the remaining 200,000 ordinary shares in capital of HRESB, representing 20.0% equity in HRESB to third parties, a company incorporated in Malaysia and a Malaysian.

## 14. Trade and other receivables

	<b>Group</b>		<b>Company</b>	
	<b>30.06.2024</b>	<b>30.06.2023</b>	<b>30.06.2024</b>	<b>30.06.2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Current:</b>				
Trade receivables	121,892	145,032	-	-
Amount due from subsidiaries	-	-	431,906	322,367
Amount due from related parties	23,688	18,214	-	-
Refundable deposits	2,383	2,298	605	495
GST recoverable	22	1,320	-	-
Other receivables	45,702	63,417	219	179
	<u>193,687</u>	<u>230,281</u>	<u>432,730</u>	<u>323,041</u>
<b>Non-current:</b>				
Trade receivables	33,653	38,458	-	-
Refundable deposits	710	702	-	-
	<u>34,363</u>	<u>39,160</u>	<u>-</u>	<u>-</u>
<b>Total trade and other receivables (current and non-current)</b>	<u>228,050</u>	<u>269,441</u>	<u>432,730</u>	<u>323,041</u>

#### *Trade receivables*

Trade receivables are non-interest bearing and are generally on 14 to 21 days' terms. Extended credit terms are assessed and approved on a case-by-case basis by management. Trade receivables are recognised at their original invoice amounts which represent their fair values on initial recognition.

#### *Amount due from subsidiaries*

Amount due from subsidiaries is unsecured, non-interest bearing, repayable on demand and to be settled in cash.

#### *Other receivables*

Included in other receivables are amount due from contractors and also consisting of amount holding by joint management body (JMB) Malaysia for the development properties in Malaysia for the strata scheme purpose.

The management of the Group does not foresee any issues with the collection of the outstanding trade receivables as the Group has policies in place to ensure that sales are made to purchasers with appropriate financial strength and after obtaining sufficient security such as deposits. If a purchaser defaults on payments, the Group may enforce payments via legal proceedings or if the purchaser is assessed to be insolvent, the Group may resume possession of the units, retain a portion of the purchaser's deposits from payments made to date, and resell the property.

## 15. Development properties

	Group	
	30.06.2024 RM'000	30.06.2023 RM'000
Completed Development property	352,753	468,801
Development properties under construction	242,175	147,318
	594,928	616,119

## 16. Intangible assets

	Group	
	30.06.2024 RM'000	30.06.2023 RM'000
Development cost	8,805	9,430

Development cost incurred to-date relates to development costs for building the metaverse and digital platforms. As of 30 June 2024, the development is still in progress and not completed yet. During the financial period ended 30 June 2024, there was no amortisation charge on the development cost incurred to date as the development works have not been completed yet.

## 17. Loan and Borrowings

	Group		Company	
	30.06.2024 RM'000	30.06.2023 RM'000	30.06.2024 RM'000	30.06.2023 RM'000
<u>Amount repayable within one year</u>				
Secured loan and borrowings	398,495	393,539	212,377	209,926
<u>Amount repayable after one year</u>				
Secured loan and borrowings	1,995	3,280	-	-
Total	400,490	396,819	212,377	209,926

The Group's loans and borrowings include bank borrowings, guaranteed secured bonds, and the medium-term notes issued.

### Details of collaterals

The loans and borrowings are secured by the following: -

1. Joint and several guarantee by directors of the borrowing entities.

2. Legal charge over the project land under development, fixed and floating charges over all assets of the project of the borrowing entities.
3. Pledge of 760 million shares of the Company provided by Hatten Holdings Pte Ltd.
4. Third party first legal assignment over certain property assets owned by related parties of the borrowing entities.
5. Debenture over fixed and floating present and future assets of the borrowing entities.
6. Legal assignment over designated bank account and monies and legal assignment of sales proceeds from the sale of project units of the borrowing entities in favour of the lender.
7. Corporate guarantee by related parties of the borrowing entities.
8. Deed of subordination of advances due to shareholders and directors.
9. Pledge of fixed deposits with licensed banks.
10. Debenture over the 44 units of luxury residences service apartments, 11 units of penthouse suites and 345 retail units from the development of borrowing entity.
11. Assignment of insurances.
12. Land charge for assets owned by related parties of the borrowing entity.

## 18. Trade and other payables

	Group		Company	
	30.06.2024	30.06.2023	30.06.2024	30.06.2023
	RM'000	RM'000	RM'000	RM'000
<b>Current:</b>				
Trade payables	27,104	42,885	-	-
Deposits received	4,070	5,383	-	-
Accruals – third parties	183,550	146,150	110,789	739
Accruals – directors	2,085	1,418	2,085	1,418
Amount due to related parties	42,086	18,337	-	-
Amount due to a director	2,327	1,965	172	-
Amount due to non-controlling interests	1,010	998	-	-
Amount due to subsidiaries	-	-	376	9,963
Rental payables	81,087	63,700	-	-
Amount due to creditors under scheme arrangement	30,784	30,784	-	-
Other payables	55,380	44,394	1,902	847
	429,483	356,014	115,324	12,967
<b>Non-Current:</b>				
Other payables	-	155	-	-
	429,483	356,169	115,324	12,967

*Amount due to related parties, amount due to subsidiaries and amount due to a director*

Amount due to related parties, amount due to subsidiaries and amount due to a director are unsecured, non-interest bearing, repayable on demand and to be settled in cash.

*Amount due to non-controlling interests*

Amount due to non-controlling interests are unsecured, non-interest bearing and repayable on demand. An amount of US\$214,000 (approximately RM1,010,000) will be settled via issuance of the Company's ordinary shares. The remaining balance will be settled in cash.

*Rental payables*

This pertains to rental guarantees provided to the purchasers in conjunction with the sale of development properties, in which the Group is obliged to pay rental yield of 6% to 8% (2023: 6% to 8%) per annum of the purchase price to the purchasers for a committed lease term of 2 years to 9 years

(2023: 2 years to 9 years) commencing six months from the date of issuance of the Certificate of Completion and Compliance or start of full business operations, whichever is earlier.

#### *Accruals*

Accruals mainly comprised of various accrued operating expenses including but not limited to accrued finance cost, project cost and professional fees.

#### *Other payables*

Other payables comprised of various operating expenses from numerous suppliers.

#### *Amount owing to creditors under scheme arrangements*

All the amount owing to intermediate holding company, immediate holding company, fellow subsidiaries, directors' related companies and director by one of the Company subsidiaries, MDSA Ventures Sdn Bhd ("MDSA Ventures") had been transferred to and vested in a Special Purpose Vehicle ("SPV") under the scheme arrangement upon the effective date of the scheme.

Included in amount owing to creditors by MDSA Ventures under scheme arrangement are unsecured creditors, which consists of third-party scheme creditors relating to purchasers of sold units in the mixed development of Hatten City Phase 2 having outstanding Guaranteed Rental Guarantee ("GRR") payables and future GRR claims ("GRR Creditors"), purchasers of sold units in the Development with Liquidated Ascertained Damages claims ("LAD Creditors") and other third-party trade creditors, collectively known as "Scheme Creditors". The total debts owing to the Scheme Creditors had been transferred to and vested in a SPV.

## 19. Contract liabilities

	<b>Group</b>	
	<b>30.06.2024</b>	<b>30.06.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
Contract liabilities	187,803	199,575

## 20. Share capital

	<b>The Group</b>			
	<b>30.06.2024</b>		<b>30.06.2023</b>	
	<b>No. of shares '000</b>	<b>RM'000</b>	<b>No. of shares '000</b>	<b>RM'000</b>
Issued and fully paid ordinary shares	1,857,123	328,862	1,857,123	328,862

The total number of issued shares excluding treasury shares as at 30 June 2024 was 1,857,123,228 (30 June 2023: 1,857,123,228).

The Company did not hold any treasury shares and subsidiary holdings as at 30 June 2024 and 30 June 2023.

## 21. Subsequent events

### Winding-up Order of an Inactive Subsidiary

The Company received a winding up order by Malaysian Court against its inactive Subsidiary, Prolific Properties Sdn. Bhd. ("PPSB"), effective on 1 August 2024. Consequently, the Malaysian Court has

appointed an Official Receiver from the Insolvency Department of Malaysia as the interim liquidator with immediate effect until 29 August 2024.

As the date of the report, no instructions have been received from the interim liquidator. Given PPSB's net liabilities and zero equity value, the net impact of its winding-up on the Group is considered insignificant.

#### Receipt of Notice

The company's subsidiary, Gold Mart Sdn Bhd ("GMSB") has received a notice on 7 August 2024 ("Notice") from the solicitor representing United Overseas Bank (Malaysia) Berhad ("Lender") in relation to the credit facilities to the Company ("Facilities").

Subsequently, on 19 August 2024, GMSB has received a notice of appointment dated 19 August 2024 ("Notice of Appointment").

The Notice of Appointment stated that, among others, Victor Saw Seng Kee and Surendran A/L Sathya Seelan have been appointed by the Lender, the holder of Debenture dated 15 December 2015 and Specific Debenture dated 16 November 2018, as joint and several receivers and managers ("Receivers and Managers") over all or any of the security assets as defined in the Debentures of GMSB. The Notice of Appointment has lodged with the Companies Commission of Malaysia.

As at the date of this report, the Group has deconsolidated GMSB effectively from the date of Notice of Appointment, 19 August 2024.

## **F. OTHER INFORMATION REQUIRED BY APPENDIX 7C OF THE CATALIST RULES**

### **1. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the Company's auditors.

### **2. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-**

**(a) updates on the efforts taken to resolve each outstanding audit issue**

**(b) confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

**This is not required for any audit issue that is a material uncertainty relating to going concern:-**

The Company's Independent Auditor, Baker Tilly TFW LLP (the "Independent Auditor"), had in their Independent Auditor's Report dated 14 December 2023, expressed, among others, a disclaimer of opinion in respect of:

#### **1. Limitation of scope in relation to the Malaysia entities.**

The Independent Auditors are unable to obtain sufficient appropriate audit evidence and carry out the necessary audit procedures to form the Independent Auditors' conclusion in relation to MDSA Resources Sdn. Bhd., MDSA Vedro Development Sdn. Bhd., MDSA Ventures Sdn. Bhd., Prolific Properties Sdn. Bhd., Gold Mart Sdn. Bhd. ("GMSB") and Hatten Commercial Management Sdn. Bhd. (collectively, "Malaysia entities") for the matters described below:

##### **a) Sales revocation and properties repossessed**

As at 30 June 2023, the carrying amount of the Group's development properties was RM616.1 million (2022: RM484.3 million) as disclosed in Note 15 of the financial statements for the financial year ended 30 June 2023 as disclosed in the Annual Report for the financial year ended 30 June 2023 ("2023 Financial Statements"). During the financial year ended 30 June 2023, the

Group recognised a gain of RM2.4 million (2022: RM5.5 million) arising from the revocation of sales recognised in the consolidated statement of comprehensive income following management's re-assessment of certain accounting policies and interpretations in relation to sales revocation and properties repossessed by the Group. As a result of the re-assessment, the prior years' financial statements have been restated as disclosed in Note 35 of the 2023 Financial Statements.

Based on the information available to the Independent Auditors, the Independent Auditors are unable to obtain sufficient appropriate audit evidence to satisfy themselves whether the adjustments made by the management on the sales revocation and the repossessed properties are appropriately measured and recognised in accordance with SFRS(I) 1-2 Inventories at the point of repossession. Accordingly, the Independent Auditors are unable to determine whether any adjustments might have been found necessary in respect of (i) the carrying amounts of development properties, disposal group assets classified as held-for-sale and accumulated losses as at 30 June 2023 and in prior financial years; (ii) the gain on settlement arising from the revocation of sales, cost of sales and write-down of development properties during the financial year ended 30 June 2023 and in prior financial years; and (iii) the current and deferred tax liabilities for the current and prior financial years.

- b) Impairment assessment of property, plant and equipment and net realisable value of development properties

As at 30 June 2023, the carrying amount of the Group's property, plant and equipment was RM180.3 million as disclosed in Note 11 of the 2023 Financial Statements. As at 30 June 2023, the carrying amount of the Group's development properties was RM616.1 million and the Group has written down the value of its development properties of RM21.0 million during the financial year, as disclosed in Note 15 of the 2023 Financial Statements.

For the purposes of impairment assessment of the property, plant and equipment and estimation of the net realisable value of the development properties as at 30 June 2023, management engaged a firm of professional valuers to perform the valuation assessment accordingly. The Independent Auditors are unable to obtain sufficient appropriate audit evidence over certain key inputs and assumptions and the appropriateness of the methodology used in the valuation assessment as at 30 June 2023. Accordingly, the Independent Auditors are unable to determine whether any adjustments might have been found necessary in respect of the carrying amounts of the property, plant and equipment and development properties as at 30 June 2023, and write-down of development properties during the financial year ended 30 June 2023.

- c) Reversal of provision for liquidated ascertained damages related to sales of development properties recognised within revenue

During the financial year ended 30 June 2023, the Group recognised a reversal of provision for liquidated ascertained damages ("LAD") related to sales of development properties of RM67.9 million (Notes 4 and 22 of the 2023 Financial Statements) arising from the restructuring of GMSB as disclosed in Note 33(c) of the 2023 Financial Statements. At the date of this report, the proposed scheme of arrangement between GMSB and its unsecured creditors is awaiting the approval by the Kuala Lumpur High Court.

Due to the uncertainty in obtaining the approval by the Kuala Lumpur High Court, the Independent Auditors are unable to satisfy themselves on the appropriateness of management's basis to reverse the provision for LAD. Accordingly, the Independent Auditors are unable to determine whether any adjustments to the carrying amount of the provision for LAD as at 30 June 2023 and the reversal of provision for LAD recognised during the financial year ended 30 June 2023 might be necessary.

- d) Impairment of trade and other receivables

As at 30 June 2023, the carrying amount of the Group's trade and other receivables was RM272.6 million as disclosed in Note 16 of the 2023 Financial Statements. Management had performed an expected credit loss assessment as at 30 June 2023 and a loss allowance of RM0.44 million was recognised during the current financial year (Note 29(a) of the 2023 Financial Statements).

Based on the information available to the Independent Auditors, the Independent Auditors are unable to obtain sufficient appropriate audit evidence on the reasonableness of management's expected credit loss assessment on the carrying amount of the Malaysia entities' trade and other receivables as at 30 June 2023 and whether any adjustments to these trade and other receivables might be necessary. In addition, the Independent Auditors are unable to determine the appropriateness of the disclosures of credit risk with respect to these trade and other receivables.

e) Other adjustments and related disclosures

In view of the matters described above, the Independent Auditors are unable to satisfy themselves with regards to the recording and measurement of all transactions related to the Malaysia entities during the financial year ended 30 June 2023 and whether the assets and liabilities are complete and fairly stated as at 30 June 2023, including the related disclosures and the possible effect of these matters on the comparability of the current financial year's figures and the corresponding figures.

Accordingly, due to the above limitations on the scope of the Independent Auditors' audit which significantly impeded the Independent Auditors' ability to carry out further audit procedures to satisfy themselves through alternative means, the Independent Auditors are unable to ascertain the completeness, existence, occurrence, accuracy, valuation and related disclosures of the various transactions and balances relating to the Malaysia entities.

Consequently, the Independent Auditors are unable to conclude whether the financial information of the Malaysia entities which had been consolidated in the Group's consolidated financial statements are free from material misstatements and whether any other adjustments might have been found necessary in respect of the multiple elements making up the accompanying financial statements for the financial year ended 30 June 2023. The Independent Auditors' opinion on the 2023 Financial Statements is also modified because of the possible effect of these matters on the comparability of the current financial year's figures and the corresponding figures.

As part of the Company's ongoing efforts to address issues raised in the previous financial years, the Group engaged another professional accounting firm to conduct an independent review of certain accounting policies and interpretations in relation to sales revocation and properties repossessed by the Group ("Accounting Review"). The Accounting Review was completed in September 2023. Baker Tilly TFW LLP thereafter carried out its review on the findings of the Accounting Review. In relation to the measurement of the impact, the Group referred to professional valuation reports from the respective years and has provided the Independent Auditor with all the relevant records and documents. However, as at the date of the auditor's report, the Independent Auditor is unable to obtain sufficient appropriate audit evidence to satisfy themselves whether the adjustments made by the management on the sales revocation and the repossessed properties are appropriately measured and recognised in accordance with SFRS(I) 1-2 Inventories at the point of repossession, based on the information available to the Independent Auditor.

For the purposes of impairment assessment of the property, plant and equipment and estimation of the net realisable value of the development properties as at 30 June 2023, the Group engaged a firm of professional valuers to perform the valuation assessment accordingly. The Group has provided the Independent Auditor with all the relevant records and documents. However, as at the date of the auditor's report, the Independent Auditor is unable to obtain sufficient appropriate audit evidence over certain key inputs and assumptions and the appropriateness of the methodology used in the valuation assessment as at 30 June 2023, based on the information available to the Independent Auditor.

2. Use of the going concern assumption.

The Independent Auditors' report highlighted certain conditions that give rise to material uncertainties surrounding the continuing use of the going concern assumption in preparation of the 2023 Financial Statements.

Please refer to Section E Note 3 for more information on the Group's ability to continue operating as a going concern notwithstanding the Independent Auditors' disclaimer of opinion.

3. Impairment of intangible assets in relation to development costs.

The Group has carried out an impairment assessment on the Group's development costs capitalised for its respective projects pertaining to crypto assets exchange platform, metaverse gateway and integrated Esports and gaming experiential hub as at 30 June 2023. The impairment assessment was performed on the respective projects or cash generating units ("CGU") of the Group and management has determined the recoverable amount of the CGU using the value-in-use approach based on the discounted cash flow method. Given that these projects rely significantly on the estimated market prices of cryptocurrency, estimated prices and sales of digital assets, and estimated number of platform users and tourists, there are material uncertainties with respect to the reliability and reasonableness of the key assumptions and estimates that are used in the respective CGU forecasts prepared by management.

Based on the information available to the Independent Auditors, the Independent Auditors are unable to obtain sufficient appropriate audit evidence and explanation to satisfy themselves the appropriateness of the key assumptions and estimates used in the respective CGU forecasts prepared by management. Consequently, the Independent Auditors are unable to determine whether any impairment loss is required on the carrying amount of the Group's intangible assets in relation to development costs as at 30 June 2023.

Notwithstanding the above, according to SFRS(I) 1-36: Impairment of Assets, assets are required to be impaired when the recoverable amount is less than the carrying amount, where the recoverable amount represents the higher of value in use ("VIU") or fair value less cost of disposal.

The Management performed an impairment assessment on the intangible assets, being development costs of the Group's respective projects pertaining to crypto assets exchange platform, metaverse gateway and integrated Esports and gaming experiential hub and determined the recoverable amount of the development costs using the value-in-use approach based on the discounted cash flow ("DCF") method with projections covering a period of five years.

The key assumptions for the VIU calculations include the estimated market prices of cryptocurrency in the crypto assets exchange platform, estimated prices and sales of digital assets in the metaverse gateway, estimated number of platform users and tourists in the integrated Esports and gaming experiential hub, and discount rates applied. The estimated market prices of cryptocurrency are estimated based on management's judgement after taking into consideration of the latest and historical trends of the cryptocurrency. The estimated prices and sales of digital assets are estimated based on management's judgement after taking into consideration of the prices and sales trends of the digital assets by various competitors of similar nature. The estimated number of platform users and tourists are estimated based on management's judgement after taking into consideration of the popularity of a mobile multiplayer online game of similar concept. Management estimates the discount rates using pre-tax rates that reflect current market assessment of the time value of money and the risks specific to these projects. The pre-tax rates used to discount the projected cash flows from these projects pertaining to crypto assets exchange platform, metaverse gateway and integrated Esports and gaming experiential hub are 8.55%, 50.0% and 12.4% respectively. Based on the DCF, the Management estimated that the VIU of respective projects individually and in aggregate was higher than the total carrying amount of the Group's development costs as at 30 June 2023. In addition, the Management has performed sensitivity analysis and is of the view that the change in the estimated recoverable amounts arising from any reasonably possible change in the

key assumptions would not cause the recoverable amounts to decrease significantly and result in an impairment loss to be recognised during the financial year. In view of the aforesaid, the Management concluded that no impairment was required of the Group's development costs.

#### 4. Investment in an associated company

During the financial year ended 30 June 2023, an impairment loss of RM22.0 million was recognised to write down the carrying amount of investment in an associated company, ECXX Global Pte Ltd ("ECXX") to its recoverable amount. As a result, the carrying amount of investment in an associated company as at 30 June 2023 was fully impaired.

The Group accounted for the investment in an associated company using the equity method and recorded the share of total comprehensive loss of the associated company amounting to RM0.3 million (Note 14 of the 2023 Financial Statements) for the current financial year based on the unaudited financial information. At the date of this report, the Independent Auditors are unable to obtain sufficient appropriate audit evidence or perform other alternative procedures over the share of results of the associated company.

Accordingly, the Independent Auditors are unable to determine if the impairment loss and share of total comprehensive loss of the associated company recognised during the financial year of RM22.0 million and RM0.3 million as disclosed in Note 14 of the 2023 Financial Statements respectively, are appropriate.

Notwithstanding the above, the Group is of the view that given the Group has provided full provision of the carrying amount of investment in ECXX, there is no financial impact on both consolidated statement of financial position and consolidated statement of comprehensive income.

#### 5. Inability to obtain confirmations from third-party lender and bondholders

The Independent Auditors are not able to obtain confirmations from a third-party lender amounting to US\$20,000,000 (approximately RM93.3 million) and two third-party bondholders amounting to US\$18,000,000 (approximately RM61.9 million), which are included in "loan and secured bonds" within the Group's and the Company's loans and borrowings as at 30 June 2023 (Note 20 of the 2023 Financial Statements). Consequently, the Independent Auditors are unable to ascertain the accuracy and completeness of the Group's loans and borrowings and whether there are any additional information or terms which could have an impact on the 2023 Financial Statements that require disclosure.

Notwithstanding the above, the Group continues to update the bondholders on the progress of the refinancing packages and holds ongoing negotiations with the bondholders on the possible repayment obligations for its borrowings. In addition, the bond is secured against an asset owned by related party of the borrowing entity with an estimated collateral valuation providing ample coverage over the borrowing amount.

#### 6. Investment in subsidiaries and amount due from subsidiaries in the Company's financial statements

As at 30 June 2023, the carrying amounts of the Company's investment in subsidiaries and amount due from subsidiaries were RM720.1 million and RM322.4 million as disclosed in Notes 13 and 16 of the 2023 Financial Statements, respectively.

In view of the material uncertainties on the ability of the Group to continue as going concern as described in point 2 above and the ability of the subsidiaries in realising its development properties at expected timings which is inherently uncertain, the Independent Auditors are unable to determine whether any impairment loss is required on the carrying amounts of the Company's investment in subsidiaries and amount due from subsidiaries as at 30 June 2023. The Independent Auditors are also unable to obtain sufficient appropriate audit evidence on the appropriateness of the classification of amount due from subsidiaries as current assets in the statement of financial position of the Company, and the disclosures of credit risk with respect to the Company's amount due from

subsidiaries, including the expected credit loss assessment in relation to the financial guarantees issued to banks for borrowings of the Company's subsidiaries, as disclosed in Note 29(a) of the 2023 Financial Statements.

In addition, for the purpose of impairment assessment of the Company's investment in subsidiaries as at 30 June 2023, management engaged a firm of professional valuers to perform the valuation assessment accordingly. The Independent Auditors are unable to obtain sufficient appropriate audit evidence over certain key inputs and assumptions and the appropriateness of the methodology used in the valuation assessment as at 30 June 2023. Accordingly, the Independent Auditors are unable to determine whether any adjustments might have been found necessary in respect of the carrying amount of the Company's investment in subsidiaries as at 30 June 2023.

Notwithstanding the Independent Auditors' disclaimer of opinion, the investment in subsidiaries and amounts due from subsidiaries were only presented at the Company's financial statements and had been eliminated at the Group's financial statements and therefore, there will be no financial impact on the Group's consolidated statement of financial position and consolidated statement of comprehensive income.

In addition, property valuations have been conducted by a third party firm of professional valuers on the development properties as at 30 June 2023 and the estimated market value of the development properties is approximately RM1,073 million. Therefore, the Board is of the view that the amount investment in subsidiaries and amounts due from subsidiaries are fairly presented and the amount due from subsidiaries are recoverable through the sales of the unsold units of the completed properties.

The Board confirms that the impact of all outstanding audit issues on the 2023 Financial Statements has been adequately disclosed.

### **3. Review of the performance of the Group**

**A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion on the following: -**

- (a) Any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) Any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

**Review of Group performance for the fourth quarter ended 30 June 2024 ("4Q FY2024") as compared to the fourth quarter ended 30 June 2023 ("4Q FY2023")**

#### Revenue and costs of sales

The Group's revenue decreased by RM8.2 million in 4Q FY2024 as compared to 4Q FY2023.

The Group's sales and marketing strategy focuses on prioritising the sale of its unsold property units. As a result, the sales momentum built throughout FY2023 was crystallised in 4Q FY2023, resulting in a higher revenue base in the corresponding period.

In contrast, during 4Q FY2024, the absence of a similar level of sales conversion, coupled with a reduced inventory of readily marketable units, led to lower revenue recognition. Consequently, the Group's revenue for 4Q FY2024 decreased as compared to 4Q FY2023.

In addition, the property market conditions in Melaka remained relatively soft during the current period, with cautious buyer sentiment and tighter financing conditions affecting demand. This further contributed to the slower sales take-up and consequently the decline in revenue for the quarter under review.

The Group registered the gross loss amounting to RM 3.5 million in 4Q FY2024 as compared to gross profit of RM 23.9 million in 4Q FY2023, breakdown of details below:

	<b>4Q FY2024</b>	<b>4Q FY2023</b>
	<b>RM'million</b>	<b>RM'million</b>
Gross (loss)/profit	4.7	23.9
Reversal of cost of sales for the revised gross development cost	(8.2)	-
<b>Revised gross profit for 4Q FY2024</b>	<b>(3.5)</b>	<b>23.9</b>

The decrease in gross profit, excluding the reversal of cost of sales arising from the revised gross development cost, was in tandem with the normal revenue trend in the market.

This reversal of cost of sales was made in accordance with the Accounting Review adopted by the Group.

#### Other income/gains

Other income/gains decreased by RM60.6 million in 4Q FY2024 as compared to 4Q FY2023 was mainly due to the non-recurring reversal of provision for liquidated ascertained damaged (LAD) with regard to the GMSB's restructuring scheme in 4Q FY2023.

#### General and administrative expenses

General and administrative expenses decreased by RM11.1 million mainly due to the decline in operating expenses arising from the cost-cutting measures implemented by the Group, including salaries, electricity and water expenses.

#### Loss/(Gain) on revocation of sales

The Group recorded loss on revocation of sales of RM11.0 million in 4Q FY2024 compared to the gain on revocation of sales of RM8.3 million in 4Q FY2023. This is a result of updated measurements and presentation of sales revocation, in accordance with the Accounting Review adopted by the Company.

#### Other expenses

Other expenses decrease by RM7.9 million in 4Q FY2024 as compared to 4Q FY2023 was mainly due to the write-down of development properties in accordance with the Accounting Review adopted by the Company.

#### Finance costs

Finance costs decreased by RM1.2 million due to enhancement of management in managing the cashflow collaborating the effects on refinancing the existing borrowings.

#### Net loss for the financial period

As a result of the aforementioned, the Group reported a loss after tax in 4Q FY2024 of RM77.3 million as compared to a profit after tax in 4Q FY2023 that due to non-recurring reversal of provision for LAD.

### **Review of Group performance for the 12 months ended 30 June 2024 ("FY2024") as compared to the 12 months ended 30 June 2023 ("FY2023")**

#### Revenue and costs of sales

The Group's revenue increased by RM0.5 million in FY2024 compared to FY2023 mainly due to the Group's sales and marketing strategy continued to be executed effectively, resulting in an insignificant improvement against the recessed and slow-recovery market conditions.

<b>FY2023</b>	<b>FY2022</b>	<b>Change</b>
<b>RM'000</b>	<b>RM'000</b>	<b>(%)</b>

Gross profit, excluding the effect from the variance of gross development cost	12,086	30,581	(60.5)
Effect from the variance of gross development cost	(7,808)	-	N/M
Gross profit, excluding the effect from the variance of gross development cost	4,278	30,581	(86.0)

As shown in the table above, the decrease in the gross profit is mainly attributed to the accounting effect from the variance of gross development cost in accordance with the adopted Accounting Review, amounting to RM7.8 million. Additionally, the decrease in revenue also contributed to the reduction in the gross profit.

Consequently, the Group recorded cost of sales amounting to RM32.9 million for FY2024. The increase is in line with the increase in revenue as well as accounting effect from the variance of gross development cost adopted the Accounting Review.

#### Other operating income

Other operating income increased by 37.2% in FY2024 compared to FY2023. The increase is mainly due to the Group's sales and marketing strategy, which was attributed to the rise in tenancy and car park income, driven by the rebound in tourism activities at the Group's property assets and the surrounding downtown Melaka area.

#### Other income/gains

Other income/gains decreased by RM73.1 million in FY2024 as compared to FY2023. This decrease is mainly attributed to the non-recurring reversal of provision for liquidated ascertained damaged (LAD) amounting to RM66.9 million, in relation to the restructuring scheme announced in FY2023.

#### Loss/(Gain) on revocation of sales

The increase in loss on revocation of sales was mainly due to more termination of the sales occurred in FY2024 compared to FY2023.

#### Other expenses

The decrease in other expenses is mainly due to the non-recurring impairment loss on investment in an associate Company, ECXX amounting to RM 22.0 million in FY2023. The decrease was offset by the increase of the write-down of development properties amounting to RM12.6 million.

#### Finance costs

Finance costs decreased by RM2.0 million, mainly due to reducing lease liabilities interest in FY2024 compared to FY2023.

#### General and administrative expenses

The general and administrative expenses have decreased by RM5.7 million, mainly due to the decline in operating expenses arising from the cost-cutting measures implemented by the Group, including salaries, electricity and water expenses.

#### Net loss for the financial year

As a result of the aforementioned factors, the Group reported a loss after tax of RM127.2 million in FY2024, compared to RM30.1 million in FY2023.

### **Review for the financial position of the Group as at 30 June 2024 as compared to 30 June 2023**

#### Total assets

Total assets as at 30 June 2024 was RM1,052.7 million as compared to RM1,131.5 million as at 30 June 2023. The decrease of RM82.0 million was mainly due to:-

- decrease of RM14.4 million in right-of-use assets, primarily caused by depreciation charges and disposal of motor vehicles.
- decrease of trade and other receivables, attributed to the collection during the financial year.
- decrease of development properties, attributed to the sale of unsold property units.

#### Total liabilities

Total liabilities as at 30 June 2024 was RM1,103.4 million as compared to RM1,055.0 million as at 30 June 2023. The increase was mainly due to financial interest payables attributable to loans and borrowings.

#### Total equity

The net decrease in total equity of the Company amounting to RM130.8 million from net equity of RM76.5 million as at 30 June 2023 to net deficit of RM51.1 million as at 30 June 2024, was mainly due to loss incurred during the financial year.

### **C. Consolidated Statement of Cash Flows as at FY2024 as compared to FY2023**

Net cash flows generated from operating activities for the year ended 30 June 2024 of RM5.6 million. This was mainly due to (i) increase in trade and other payable, (ii) development properties that have been sold in current financial year, and (iii) accelerated collection on trade and other receivables.

Net cash generated from investing activities for the year ended 30 June 2024 of RM0.5 million is mainly due to proceed from disposal of property, plant and equipment offset with the additions of property, plant and equipment.

Net cash used in financing activities for the year ended 30 June 2024 of approximately RM6.7 million was mainly due to the repayment of lease liabilities, rental payables and loans and borrowings.

As a result of the above, the Group recorded a cash and cash equivalent of RM2.0 million as at 30 June 2024.

#### **4. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, variance between it and the actual results.**

Not applicable. The Group has not previously disclosed any forecast or prospect statements to its shareholders.

#### **5. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any know factors or events that may affect the group in the next reporting period and the next 12 months.**

While the Malaysian property market is showing signs of gradual improvement, it is important to note that Melaka, being a niche market, has not rebounded as quickly as major urban centers such as Kuala Lumpur and Johor Bahru. This slower pace of recovery is further compounded by the growing competition in the region. This is particularly evident in the Group's portfolio, as the majority of its unsold completed properties are commercial spaces that have been non-operational since the pandemic and the introduction of government control measures. In response, the Group is focusing on transforming these spaces into versatile and attractive areas. This effort forms part of the Group's broader strategy to elevate the uniqueness and appeal of our properties, drawing a varied range of key tenants and partners. In line with this goal, we have established partnerships in various sectors and are consistently pursuing fundraising activities, despite the competitive landscape. However, the challenges confronting our endeavors in fundraising and partner engagement remain intense, due to the adverse consequences of recent measures taken by certain lenders. The Group remains committed to working closely with its Judicial Managers and engaging proactively with all relevant stakeholders to devise strategic solutions and facilitate a pathway towards a successful restructuring plan.

#### **6. Dividend Information**

##### **(a) Whether an interim (final) ordinary dividend has been declared (recommended):**

No.

- (b) (i) Amount per share: ..... cents  
(ii) Previous corresponding period: ..... cents

- (i) Nil  
(ii) Nil

- (c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

- (d) The date the dividend is payable:

Not applicable.

- (e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined:

Not applicable.

7. If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.

No dividend has been declared for FY2024 as the Group is in a loss position for the financial period.

8. If the group has obtained a general mandate from shareholders for interested person transactions ("IPT"), the aggregate value of such transactions as required under Catalyst Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company had obtained a general mandate from its shareholders for IPTs at an annual general meeting of the Company held on 29 December 2023. For details, please refer to the Company's Appendix to the Annual Report 2023. There were no disclosable IPTs during the financial period ended 30 June 2024.

9. Disclosure of Acquisitions and Disposals (including incorporations and sale of shares) under Catalyst Rule 706A.

Not applicable. There is no acquisition noted for FY2024.

On 7 August 2024, the Company's indirect wholly-owned subsidiary, GMSB has received a notice from the solicitor representing United Overseas Bank (Malaysia) Berhad. On 18 August 2024, GMSB has received a notice of appointment. Stating that, among others, Victor Saw Seng Kee and Surendran A/L Sathya Seelan have been appointed by the notice of appointment, as joint and several receivers and managers over all or any of the security assets as defined in the Debentures of GMSB. The Notice of Appointment has lodged with the Companies Commission of Malaysia. GMSB will deem disposed as at 18 August 2024 after the 4Q FY2024.

On 1 August 2024, Malaysian Court has made a winding up order against a wholly-owned subsidiary, Prolific Properties Sdn. Bhd. ("PPSB"), of the Group effective 1 August 2024. Consequently, the Malaysian Court has appointed an Official Receiver from the Insolvency Department of Malaysia as the interim liquidator with immediate effect until 29 August 2024. PPSB will deem disposed as at 29 August 2024 after the 4Q FY2024.

**10. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7H) under Catalist Rule 720(1).**

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7H) pursuant to Rule 720(1) of the Catalist Listing Manual.

**PART II Additional Information Required for Full Year Announcement**

**11. A breakdown of sales (“turnover and earnings”)**

	<b>FY2024</b>	<b>FY2023</b>	<b>Change</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>(%)</b>
(a) Sales reported for first half year	14,210	15,174	(6.4)
(b) Operating loss after tax before deducting non-controlling interests reported for first half year	(31,638)	(21,043)	50.3
(c) Sales reported for second half year	22,996	21,533	6.8
(d) Operating loss after tax before deducting non-controlling interests reported for second half year	(95,551)	(9,050)	N/M

**12. A breakdown of the total annual dividend (in dollar value) for the issuer’s latest full year and its previous full year**

- (a) Ordinary**
- (b) Preference**
- (c) Total**

Not applicable.

13. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties and the year the position was first held	Details of changes in duties and position held, if any, during the year
Eric Tan Eng Huat	67	Father of Tan June Teng Colin@Chen JunTing, the Executive Chairman and Managing Director and Tan Ping Huang Edwin@Chen Bing Huang, the Executive Director and Deputy Managing Director of the Company	Corporate Advisor.  Responsible for corporate development, strategy and identifying and evaluating merger and acquisition, joint venture and strategic alliance opportunities of Hatten Land Group since 2 July 2018 and ended at 31 December 2023.	Not Applicable

**BY ORDER OF JUDICIAL MANAGERS  
HATTEN LAND LIMITED (UNDER JUDICIAL MANAGEMENT)**

For and on behalf of the Company  
Tan Wei Cheong  
Joint and Several Judicial Manager  
6 April 2026

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