

QUANTUM HEALTHCARE LIMITED
(Company Registration No. 202218645W)
(Incorporated in Singapore)

**SIGNING OF TENANCY AGREEMENT WITH HATTEN EDGE PTE LTD IN RELATION TO THE
PROPERTY IMPERIO MALL AT HATTEN CITY, MELAKA, MALAYSIA**

The Board of Directors of the Quantum Healthcare Limited (the “**Quantum Healthcare**” or the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the announcement dated 19 May 2023, 21 April 2023 and 22 March 2023 (“**Previous Announcements**”) with regards to the strategic partnership agreement (“**Agreement**”) with Hatten Edge Pte Ltd (“**Hatten Edge**”), a wholly owned subsidiary of Hatten Land Limited (“**Hatten**”) for a collaborative effort to repurpose Imperio Mall@Hatten City (“**Imperio**”), a property that is owned by Hatten group, to a specialist outpatient care centre.

Unless otherwise defined herein, all capitalised terms used in this announcement shall have the same meaning ascribed to them in the Previous Announcements.

The Company wishes to announce that Quantum Specialist Sdn. Bhd. (“**QSSB**”), the Company’s 60% owned subsidiary, has on 12 June 2023, entered into a tenancy agreement (“**Tenancy Agreement**”) with MDSA Venture Sdn. Bhd. (“**MVSB**”), Hatten’s wholly owned subsidiary and developer of Imperio. As stipulated in the Agreement, the Agreement shall be valid until the signing of the Tenancy Agreement and as such, the Agreement is no longer valid with effect from 13 June 2023.

This partnership with Hatten is a new business venture of the Group which falls under the “Medical and Wellness Business” category of our diversification mandate approved by shareholders of the Company on 8 January 2022. The main objective of this initiative is to establish a centralized outpatient care center, Quantum Specialist Centre, that will feature operating theatres, imaging centres, aesthetic clinics, specialist clinics and F&B outlets as well as house its own corporate offices. The comprehensive range of multi-disciplinary medical suites offering is specifically directed towards medical tourists. Quantum Specialist Centre is expected to open in phases from the second half of 2023.

Although Quantum Healthcare will handle the leasing of spaces as a master tenant, this endeavor does not constitute a diversification into the leasing business. Instead, it complements our core business of managing and providing a comprehensive range of medical services including but not limited to dental clinics, medical equipment, operating theatres, and pharmaceuticals. Additionally, our marketing efforts will center around promoting the outpatient care center as a one-stop destination for diverse specialist needs. This will include comprehensive health check packages and attracting medical tourism from neighboring countries such as Indonesia and Singapore. Through these strategies, we aim to generate increased footfall and overall traffic for the entire center, thereby reinforcing its position within the medical and wellness industry as part of our diversification mandate.

Information on the Tenancy Agreement

The salient terms of the Tenancy Agreement are as follows:

- a) The total rental area of 138,769 square feet consists of space on Lower Ground Floor (58,185 square feet), Ground Floor (60,634 square feet) and Mezzanine Floor (19,950 square feet).

- b) The Company has the option to lease up to an additional 72,098 square feet on Level 1 within the Term (as defined below), subject to a mutually agreed-upon agreement to be entered into with MVSBS.
- c) The Tenancy Agreement will commence on 1 October 2023, or the actual business commencement date, whichever is earlier, for a total tenure of 9 years, with an initial term of 3 years ("**Term**") and an option to renew for a further period of 2 terms of 3 years each upon the expiry of the Term, subject to a new monthly rental rate at the prevailing market rate to be agreed with MVSBS (please refer to point (d) below on payment arrangement).
- d) The Company shall pay MVSBS monthly rental in cash based on a occupancy-dependent formula, together with service charges.
- e) The Company shall pay MVSBS an upfront refundable deposit upon signing of the Tenancy Agreement.

The Company is also in discussions with various medical specialists, F&B vendors and medical parties on the sub-leasing arrangements.

Barring unforeseen circumstances and after taking into account the upfront refundable deposit, the Tenancy Agreement is expected to contribute positively to the net assets and financial performance of the Group for the financial year ending 31 December 2023.

None of the directors or the controlling shareholders of the Company or their respective associates has any direct or indirect interest in the Tenancy Agreement, other than through their shareholding interests in the Company.

Shareholders and potential investors should exercise caution when trading in the Company's shares. Persons who are in doubt as to the action they should take should consult their legal, financial, tax or other professional advisers.

By Order of the Board of Directors
QUANTUM HEALTHCARE LIMITED

Thomas Tan Gim Chua
Chief Executive Officer and Executive Director
13 June 2023

*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. ("**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 announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

The contact person for the Sponsor is Ms Lim Hui Ling, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, sponsorship@ppcf.com.sg.