

Media Release

Hatten Land and Quantum Healthcare Sign Tenancy Agreement for Imperio Mall@Hatten City in Melaka; Quantum Specialist Centre Targets Phased Opening in second half of 2023

- With identified space of more than 210,000 square feet within Imperio Mall@Hatten City, Quantum Healthcare has committed to lease more than 138,000 square feet of space on Lower Ground Floor, Ground Floor and Mezzanine Floor with the option to lease up to an additional 72,000 square feet on Level 1
- Quantum Specialist Centre will be the newest healthcare facility in Melaka with its planned phased opening in second half of 2023
- Melaka is one of Malaysia's top medical tourism destination and Imperio Mall's strategic location in the heart of Melaka Raya's commercial district, just minutes away from UNESCO World Heritage sites, makes it an ideal destination for these discerning travellers
- Post pandemic, the retail, hospitality and tourism activities in Malaysia have seen a strong rebound with Hatten Land continuing its proactive approach to re-purpose its property assets with new and innovative concepts to harness new business opportunities.

SINGAPORE, 13 June 2023 – Hatten Land Limited (惠胜置地有限公司) (“**Hatten Land**”, and together with its subsidiaries, the “**Hatten Land Group**”) and Quantum Healthcare Limited (“**Quantum Healthcare**” and together with its subsidiaries, the “**Quantum Healthcare Group**”), are pleased to announce the signing of a tenancy agreement (“**Agreement**”) entered into between MDSA Venture Sdn. Bhd. (Hatten Land's wholly owned subsidiary and developer of Imperio Mall@Hatten City) and Quantum Specialist Sdn. Bhd. (“**Quantum Specialist**”), a subsidiary of Quantum Healthcare, for Imperio Mall@Hatten City in Melaka, which has recently been repositioned as a medical mall.

Imperio@Hatten City, also known as Hatten City Phase 2, is a spectacular mixed-use development completed in 2019, comprising Imperio Mall and Imperio Residence. The development features an iconic "cascading steps" design that doubles as an outdoor jogging route, offering breath-taking views of the coastline and the surrounding city skyline.

Located on prime acreage within the larger 25-acre completed Hatten City development, comprises both Phase 1 and Phase 2, Hatten Land is establishing a luxurious lifestyle district within Hatten City in Melaka, providing an indulgent living experience with an array of premium amenities that includes:

- Popular 5-star hotel managed by DoubleTree by Hilton
- Comprehensive healthcare services by Quantum Healthcare Group
- Extraordinary skyline dining experiences and lifestyle offerings in partnership with Singapore's 1-Group
- Luxurious condominium units
- Dynamic experiential hub offering differentiated retail and esports experience at ElementX

Under the Agreement, both parties have identified more than 210,000 square feet of space within Imperio Mall@Hatten City, of which Quantum Specialist is committed to lease more than 138,000 square feet on the Lower Ground Floor, Ground Floor and Mezzanine Floor. In addition, Quantum

Specialist has an option to lease up to an additional 72,000 square feet on Level 1 of Imperio Mall@Hatten City, subject to a mutually agreed-upon agreement to be entered into.

As the anchor tenant of the eight-storey Imperio Mall@Hatten City, Quantum Specialist Centre will feature operating theatres, imaging centre, aesthetic clinics, specialist clinics and F&B outlets as well as house its own corporate offices.

Quantum Specialist Centre marks Quantum Healthcare's first overseas expansion and maiden foray into medical tourism. Quantum Specialist Centre will be the newest healthcare facility in Melaka with its planned phased opening in second half of 2023.

This Agreement comes on the heel of a Strategic Partnership Agreement signed by both Hatten Land and Quantum Healthcare at SGX Centre in March 2023, which was witnessed by business partners of both companies as well as officials from the Singapore Exchange.

Malaysia Healthcare Travel Council (“MHTC”) said Malaysia's healthcare travel industry recorded more than RM1.2 billion in revenue last year – its highest since 2019 – as air travel rebounded after three years of pandemic lockdowns and travel restrictions. MHTC expects the medical tourism industry to continue growing, with a projected annual revenue of RM2 billion in 2025.⁽¹⁾

While Melaka is one of the top tourism sites in Malaysia that is renowned for its UNESCO World Heritage sites, this multi-cultural city is also one of Malaysia's top medical tourism destinations.⁽¹⁾

With Hatten City's large-scale integrated healthcare, hospitality and retail components, there are more opportunities to drive new value creation and increase the footfall within Hatten City to cater to the growing needs of these medical and wellness tourists and their entourage as medical tourism activities scale up in Melaka. Healthcare and wellness travellers generally stay longer and spend more per trip than the average tourist⁽²⁾⁽³⁾.

Post pandemic, the retail, hospitality and tourism activities in Melaka have seen a strong rebound with Hatten Land continuing its proactive approach to re-purpose its property assets with new and innovative concepts to harness new business opportunities.

By collaborating with government agencies and established industry leaders, the Hatten Land has successfully transformed its properties into dynamic destinations that cater to a diverse range of needs and preferences. The Board of Directors of Hatten Land believes that its focus on innovation and creativity has not only helped it to differentiate itself from competitors but also allowed it to contribute to the development of Melaka's vibrant and thriving property market.

Dato' Colin Tan, Executive Chairman and Managing Director of Hatten Land, said: *“The signing of Quantum Healthcare as an anchor tenant for Imperio Mall is not only a significant milestone for the property, but also a testament to Melaka's attractiveness as a top choice for medical industry investors in the region. This partnership is expected to attract more medical-related investments into the city and complement the rebound of retail, hospitality, and tourism activities in Melaka.*

Our collaboration with Quantum Healthcare will allow domestic and foreign patients to take proactive, personalised steps towards improving their healthcare journey and enhancing their overall well-being – all within a strategic location at Imperio Mall, offering convenience for patients and service providers.

(1) <https://www.thesundaily.my/local/healthy-rebound-in-medical-tourism-post-covid-pandemic-PB10883837>

(2) <https://skift.com/2017/03/10/medical-tourism-is-big-business-but-still-an-emerging-market/>

(3) <https://www.zawya.com/en/press-release/research-and-studies/stirling-hospitality-advisors-reveals-key-trends-shaping-the-gcc-wellness-tourism-sector-xuv94t8v>

Promoting Melaka as a world-class destination for medical treatment, we aim to complement the authorities' initiatives to make Melaka a preferred medical tourism destination in Asia."

Quantum Healthcare CEO Thomas Tan added, "Located at the heart of Melaka, Quantum Specialist Centre will be more than just a place for medical treatment and recovery.

We aim to deliver high quality, hassle-free continuum of care incorporating technology and innovative concepts with modern spaces and built-in flexibility.

Our business presence in Melaka is expected to open new opportunities for Quantum Healthcare and accelerate our ambition to become a regional leader in the healthcare space for the ASEAN region.

Quantum Healthcare Group is ready and eager to embark on a new journey in Melaka to serve more patients by offering accessible, convenient and affordable healthcare services."

Note: This press release is to be read in conjunction with the SGXNet announcement released on the same date.



About Hatten Land Limited

Hatten Land Limited is one of the leading property developers in Malaysia specialising in integrated residential, hotel and commercial developments. Headquartered in Melaka, it is the property development arm of the conglomerate Hatten Group, which is a leading brand in Malaysia with core businesses in property development, property investment, hospitality, retail and education.

For more information, please visit: www.hattenland.com.sg

Media & Investor Contact for Hatten Land Limited

8PR Asia Pte Ltd

Mr. Alex TAN

Email: alex.tan@8prasia.com

M: (65) 9451 5252

About Quantum Healthcare Limited

Quantum Healthcare and its subsidiaries are engaged in the design, assembly, and distribution of advanced therapeutic solutions for the minimally invasive treatment of complex vascular diseases. Quantum Healthcare Limited has also diversified its core business to include the healthcare business, primarily the provision of dental services which comprises 9 dental clinics across several brands in Singapore. In addition, Quantum Healthcare is also looking to expand into medical equipment business, and medical & wellness business as part of its diversification plan. Quantum Healthcare is listed on the Catalist Board of the Singapore Exchange.

For more information, visit <https://quantumhealthcare.com.sg/>