

HATTEN LAND LIMITED

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

MONTHLY UPDATE FOR MAY 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, 29 July 2023, 1 February 2024, 1 March 2024, 1 April 2024 and 2 May 2024 (“**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

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 1 March 2024 and 25 March 2024.

As announced on 25 March 2024, the Court has approved the Proposed Scheme on 21 March 2024 (“**Approved Scheme**”). To date, the Group has resumed the construction works, starting with site cleanup and safety setups. Additionally, the Group has completed the sourcing of tower crane and is in the process of arranging its deployment with the shortlisted vendor. Following the Approved Scheme and the resumption of billing, the Group is following up with the purchasers on billings and collections.

SATORI

The Group is prioritising the resumption of construction of Harbour City and the construction of SATORI will be on hold for the time being.

Since the Company’s last monthly update, there have been no material changes in relation to these projects of the Group. 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. 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. The Group, together with the financiers and Financial Advisor, is striving to reach an agreement among the financier, lender and bondholders. The Company 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 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. ("MDSA Resources")

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 5 July 2023 and 28 March 2024.

As of the date of this announcement, the Group, with the assistance of its appointed Financial Advisor, has continued to collaborate with relevant creditors to discuss and negotiate agreeable terms in resolving the matters. The Company will provide updates as and when there are further material developments.

E. The Progress Made in Resolving the Issues pertaining to the Letters of Demand Announced Previously

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcements dated 14 November 2023, 22 November 2023 and 28 March 2024.

While working closely and engaging in in-depth consultations with the Financial Advisor to develop a restructuring plan to the Group's lenders, the Group also continues its efforts to engage with relevant lenders to explore alternative solutions of broader strategies and arrangements to repay lenders. These strategies include pursuing the possibility of a parallel repayment structure with one of the lenders and conduct staggered open market auctions of property units in phases, in coordination with another lender.

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

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcement dated 1 April 2024 and 2 May 2024.

On 3 May 2024, the Company held an Extraordinary General Meeting ("EGM") to propose the appointment of RT LLP as incoming auditors. Upon the conclusion of the EGM with shareholders' approval, the Group has immediately collaborated with the new auditors to complete the necessary appointment and registration processes in both Singapore and Malaysia. The new auditors have since begun their preliminary audit process.

H. Update on the Loan Facility with Haitong International Financial Products (Singapore) Pte. Ltd.

Unless otherwise defined, all capitalised terms used below shall bear the same meaning in the previous announcement dated 1 March 2024 and 1 April 2024.

As of the date of this announcement, while the Group progresses with the Facility, the Company is negotiating for a settlement arrangement with the Lender to resolve the matter. The Group

will make further announcements in relation to this matter as and when there are any material developments.

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
31 May 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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