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

CLARIFICATION OF MEDIA ARTICLES

The board of directors (the "**Board**") of Hatten Land Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to its responses towards the statement pertaining to the Harbour City project in China Press (titled "地政部回函Harbour City买主证实发展商未办执照) made by Mr Ng Kian Nam, a lawyer representing buyers of property in Harbour City project, alleging that the Company's subsidiary, Gold Mart Sdn. Bhd. ("**GMSB**") has not applied for a housing developer license for Harbour City and the authorities have agreed to investigate GMSB under section 10 of the Housing Development Act, which were subsequently published by Business Times (titled "*Hatten Land refutes claim its unit is under probe for Melaka project Harbour City*") and Straits Times (titled "*Hatten Land refutes claim of probe into its unit over Melaka project Harbour City")* respectively.

The Company wishes to set out its responses and clarifications as follows:

1. GMSB is the developer of the Harbour City project, which consists of **commercial** components such as the Harbour City Mall (commercial retail lots), Harbour City Suites (thematic serviced suites), Harbour City Resort (serviced suites), and Harbour City Premier Resort (serviced suites).

2. As Harbour City is a commercial project, the properties are commercial units and **none of the components mentioned above are for residential purposes.** Therefore, it is not necessary for GMSB, as the developer, to apply for the Advertising Permit and Developer's License (APDL).

3. The express condition or "Syarat-Syarat Nyata" endorsed on the Master Title for Harbour City project clearly states that the development is intended solely for commercial building only. As such, the development being carried out on the land can be used for commercial purpose only. GMSB cannot and has not built any building for residential purpose on the said land. Therefore, the Housing Development Act does not apply to this project, and as a result, GMSB is not obligated to obtain license under the aforementioned act. Furthermore, the purchasers of the Harbour City project are fully aware that the units which they purchased are commercial units and not residential units as the relevant sale and purchase agreements have clearly described the nature and specifications of the said units.

4. The Group have obtained various approvals from the relevant authorities, including the Development Order and Building Plan Approval, for the Harbour City project.

5. The construction of Harbour City project was halted in 2020 due to a legal dispute with the main contractor. The main contractor ceased work and initiated legal proceedings (please refer to the Company's announcements on SGXNET on 14 May 2020 and 13 August 2020 in relation to the matter). However, GMSB has successfully resolved the legal dispute with the main contractor at this point.

6. Additionally, the construction progress of Harbour City project was further impacted by the Covid-19 pandemic and the subsequent implementation of the Prevention and Control of Infectious Disease (Measures within Infected Local Areas) Regulations 2020 by the Malaysian government.

7. Currently, GMSB is diligently working towards the resumption and construction of Harbour City project.

8. As of the date of this announcement, GMSB has not yet received an official notice regarding investigations on GMSB by any of the authorities, nor any notice regarding a site visit. GMSB is currently in the process of clarifying and confirming it with the relevant Malaysian authorities.

Furthermore, the unnecessary concern and repercussions caused by Mr Ng Kian Nam's statement has had a negative impact on our contractors' willingness to resume construction work and thus resulting in further delay in the Harbour City project's development and completion. Additionally, the purchasers of the Harbour City project have been unnecessarily alarmed based on the statement by Mr Ng Kian Nam.

GMSB has served a letter of demand for defamation on Mr Ng Kian Nam in respect of his statement made against GMSB.

The Company will keep shareholders updated on any further material developments to the matter.

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
19 May 2023

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "**Sponsor**") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "**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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