HATTEN LAND LIMITED

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

TENANCY AGREEMENT WITH QUANTUM HEALTHCARE AS AN ANCHOR TENANT AT IMPERIO MALL@HATTEN CITY

The board of directors (the "**Board**") of Hatten Land Limited ("**Hatten**" or the "**Company**" and together with its subsidiaries, the "**Group**"), refers to the announcements made on 22 March 2023, 21 April 2023, 12 May 2023, 19 May 2023 and 1 June 2023 ("**Previous Announcements"**) in relation to the Strategic Partnership Agreement entered into by the Company's wholly-owned subsidiary Hatten Edge Pte. Ltd. with Quantum Healthcare Limited to bring the premium healthcare service to Melaka at Imperio Mall@Hatten City. *Unless otherwise defined herein, capitalised terms used herein shall bear the same meaning ascribed to them in the Previous Announcements.*

The Board wishes to announce that MDSA Venture Sdn. Bhd. ("**MVSB**"), the Company's wholly-owned subsidiary and as the developer and landlord of Imperio Mall@Hatten City, has entered into a tenancy agreement ("**Agreement**") with Quantum Specialist Sdn Bhd ("**Quantum**"), the subsidiary of Quantum Healthcare Limited as tenant.

Information on Agreement

The salient terms of the Agreement are as follows:

a) The space at the Lower Ground Floor, Ground Floor and Mezzanine Floor of Imperio Mall@Hatten City with an approximate floor area of 58,185 square feet, 60,634 square feet and 19,950 square feet respectively making a total floor area of 138,769 square feet ("**Demised Premises**").

b) In addition to the Demised Premises, Quantum has the option to lease additional up to 72,098 square feet in Level 1 within the Term (as defined below), subject to a mutually agreed-upon separate agreement with MVSB.

c) The total tenure is nine (9) years, with an initial term of three (3) years ("**Term**") and an option to renew for a further period of two (2) Terms of three (3) years upon the expiry of the term subject to the new monthly rental at the prevailing market rate.

d) Quantum shall pay MVSB monthly rental and service charges in cash.

e) The tenancy commencement date is 1 October 2023 or subject to actual business commencement date, whichever is earlier.

As part of the Group's sales and marketing strategy revision in line with the progress of securing anchor tenants for the Group's malls, the Agreement entered with Quantum as anchor tenant at Imperio Mall@Hatten City could potentially increase the value and attract more attention to the Group's unsold property assets which include residential units and commercial units of the malls.

Barring unforeseen circumstances, the Agreement is expected to contribute positively to the net assets and financial performance of the Group for the financial year ending 30 June 2024. None of the Directors has any interest, direct or indirect, in the Agreement. The Directors have not received any notification of interest in the Agreement from any substantial shareholder of the Company, and are not aware of any substantial shareholder of the Company who has any interest, direct or indirect, in the Agreement.

The Board wishes to advise shareholders and potential investors of the Company to exercise caution when dealing in the securities of the Company as there is no certainty or assurance that the above transactions, will be completed or that no changes will be made to the terms thereof. If in doubt, shareholders and potential investors of the Company should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisers.

By Order of the Board
HATTEN LAND LIMITED

Dato' Tan June Teng, Colin
Executive Chairman and Managing Director
13 June 2023

This announcement has been prepared by Hatten Land Limited (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.

The contact person for the Sponsor is Mr Josh Tan (Registered Professional), 36 Robinson Road, #10-06, Singapore 068877, sponsor@rhtgoc.com.