

RESPONSE TO QUERY ISSUED BY SGX REGCO IN RELATION TO THE TERMINATION OF DEVELOPMENT AGREEMENT

Unless otherwise defined, all capitalised terms herein shall have the same meanings as ascribed to them in the Previous Announcement (as defined below) (as the context requires).

The Board of Directors (the “**Board**”) of Regal International Group Ltd (the “**Company**”, and together with its subsidiaries, the “**Group**”) refers to the Company’s announcement dated 8 November 2024 in relation to, *inter alia*, the termination of the Development Agreement (the “**DA**”) (the “**Previous Announcement**”).

The Singapore Exchange Securities Trading Limited (“**SGX-ST**”) had on 12 November 2024 issued the Company queries on the Previous Announcement. The queries received from the SGX-ST and the Company’s responses to the same are set out below:

	Query	Response
	It is disclosed in the announcement that “Further to the Announcement, the Board wishes to inform that the parties have mutually agreed to terminate the DA.”.	
1.	Please disclose the reason for the termination of the DA, which a subsidiary of the Company entered into on 7 April 2017.	The DA was mutually agreed to be terminated when the developer was unable to comply with the timelines as specified in the agreements signed.
2.	Please disclose: (a) when was the DA terminated; (b) the total investments made by the Company in relation to the DA to-date, including advances made; (c) the specific work has been done to-date; (d) the status of the development that was to be developed, erected and completed as a mixed development under the terms of the DA; (e) the reasons for the delay in the completion of the mixed development, if any.	(a) The Deed of Settlement in relation to the termination of the DA is dated 8 November 2024. Accordingly, the DA was terminated on 8 November 2024. (b) The total investments made by the Company in relation to the DA to-date is approximately RM1.2 million. (c) The specific works that have been done to-date are: (i) application to obtain provisional subdivision approval; and (ii) initial earthwork. (d) Only the initial earthwork and the provisional approval being obtained had been done. (e) The subsidiary of the Company, Arena Wiramaju Sdn. Bhd., was unable to obtain the engineering and building plans approvals by the relevant government authorities in the stipulated time agreed among the developer and the landowner due to force majeure events, and as such, the parties agreed to terminate the DA.

3.	Please elaborate on the remaining businesses and/or operations of the Company.	With the termination of the DA, the Company, through its subsidiary, Arena Wiramaju Sdn. Bhd., will focus on development of Lot 843 Block 6 Senggi Poak Land District, a development of landed terrace houses and townhouses. Arena Wiramaju Sdn. Bhd. is a company that focuses on properties development and construction.
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By Order of the Board of
Regal International Group Ltd

Su Chung Jye
Executive Chairman, Executive Director and Chief Executive Officer

14 November 2024