

**QUANTUM HEALTHCARE LIMITED**  
(Company Registration No. 202218645W)  
(Incorporated in Singapore)

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**ENTRY INTO STRATEGIC PARTNERSHIP AGREEMENT WITH HATTEN EDGE PTE LTD IN  
RELATION TO THE PROPERTY IMPERIO MALL AT HATTEN CITY, MELAKA, MALAYSIA**

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**INTRODUCTION**

The Board of Directors of the Quantum Healthcare Limited (the “**Quantum Healthcare**” or the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that the Company has entered into a strategic partnership agreement (“**Agreement**”) with Hatten Edge Pte Ltd (“**Hatten Edge**”), a wholly owned subsidiary of Hatten Land Limited (“**Hatten**”) for a collaborative effort to repurpose Imperio Mall@Hatten City (“**Imperio**”), a property that is owned by Hatten group, to a specialist outpatient care centre.

**INFORMATION ON HATTEN LAND LIMITED**

Hatten is incorporated and domiciled in Singapore and is listed on the Catalist of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”). The immediate and ultimate holding company is Hatten Holdings Pte Ltd, which is also incorporated and domiciled in Singapore.

Hatten operates as a property developer and develops malls, hotels, and residential properties. Hatten serves customers in Singapore and Malaysia. For more information on Hatten, please refer to Hatten’s corporate website at the URL <https://hattenland.com.sg/investor-relations/> and the annual reports of Hatten which are available on SGXNet at the URL <https://www.sgx.com/securities/annual-reports-related-documents>.

As at the date of this announcement, Hatten and Hatten Holdings Pte Ltd do not have any interest in the shares of the Company and is not related to any of the directors or controlling shareholders of the Company and their respective associates.

**SALIENT TERMS OF THE AGREEMENT**

Through this Agreement, the Company and Hatten Edge will explore and evaluate how both parties pursue business opportunities together by bringing in premium medical and healthcare-related facilities and services at Imperio.

The salient terms of the Agreement are as follows:

- a) Monthly base rent and service charge is payable for the initial term of 3 years commencing from the date of Agreement, with an option to renew the Agreement for a further period of 2 terms of 3 year each; and
- b) The Company will take up at least 180,000 square feet in 3 floors of Imperio, becoming an anchor tenant of Imperio, and utilise the space for the purpose of establishing a specialist outpatient care centre which would comprise operating theatres, imaging centre, medical specialists, aesthetic doctors, food and beverage (F&B) brand and office use (“**Quantum Specialist Centre**”).

The Agreement shall be valid from the date of the Agreement until the signing of tenancy agreement between the Company or its associates and Hatten Edge or its associates. The Company shall sign a tenancy agreement with Hatten Edge or its associates within 30 days of this Agreement and

customary terms shall apply. In the meantime, the Company is also in discussions with various parties on the sub-lease arrangements. In view of the foregoing, save for the aforementioned monthly base rent and service charge, the Group is unable to determine the full financial impact of this collaboration to net earnings per share or the net tangible asset per share of the Group for the current financial year ending 31 December 2023 at this juncture.

The Quantum Specialist Centre is expected to open in phases from second half of 2023 and it marks the Company's maiden foray into medical and wellness business and its first overseas expansion.

None of the directors or the controlling shareholders of the Company or their respective associates has any direct or indirect interest in the Agreement, other than through their shareholding interests in the Company.

Save as disclosed above, there are no other material terms and conditions under the Agreement. Any further details of the leasing arrangement will be included in a supplementary lease agreement, which will be signed at a later date and announced in due course.

### **FURTHER ANNOUNCEMENTS**

The Company will make such further announcements at the appropriate juncture, as and when there are material developments in relation to the above matters.

Shareholders and potential investors should exercise caution when trading in the Company's shares. Persons who are in doubt as to the action they should take should consult their legal, financial, tax or other professional advisers.

By Order of the Board of Directors  
**QUANTUM HEALTHCARE LIMITED**

Thomas Tan Gim Chua  
Chief Executive Officer and Executive Director  
22 March 2023

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*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. ("**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

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