

HATTEN LAND LIMITED

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

RESPONSE TO SGX QUERIES

The board of directors (the “**Board**”) of Hatten Land Limited (the “**Company**”) refers to the Company’s announcement dated 6 March 2019 in respect of the incorporation of new wholly-owned subsidiary and indirect subsidiary and the entry into exclusive option to purchase agreement. The Company sets out below queries raised by Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 7 March 2019 and the Company’s responses.

Unless otherwise defined, all capitalised terms used in the section herein shall bear the same meanings ascribed to them in the Company’s announcement dated 6 March 2019.

Question 1

Will an independent valuation be performed to value the Land? Otherwise, how did the Company arrive at the Consideration?

Company’s Response

The Purchase Consideration was negotiated on a willing buyer willing seller basis. The negotiation has taken into consideration a comparable land nearby the Land which was transacted in June 2018. The aforesaid comparable land of 412sqm was sold at A\$12.5 million, which gives an implied value of approximately A\$30,340 per sqm. In comparison, the Land under the Option Agreement with an area of 1,011sqm priced at A\$15.8 million, which gives an implied value of approximately A\$15,628 per sqm, is at a 48% discount to the aforesaid transacted price of the comparable land. Hence, the Company believe the price is reasonable and no valuation has been performed.

Question 2

Considering that the Company stated in the announcement that this is the Company’s maiden development project overseas, would the Company consider this to be a change in risk profile of the Company? Will this acquisition require shareholders’ approval?

Company’s Response

The Land Acquisition is made in the ordinary course of business of the Group and does not seek to diversify the Group’s current business. Accordingly, the Land Acquisition will not result in a change in risk profile of the Group, but instead allow the Group to expand its core business. The Board is of the view there is no material change in the risk profile of the Group arising from this project notwithstanding it is overseas. Further, the project is located in Australia, which is a country with well-established laws, regulations and corporate governance.

In addition, amongst other factors, given the difference in market competition, laws and regulations (notwithstanding that Australia is a developed nation), and business landscape, and this being the Company’s maiden development overseas outside of Malaysia, the Company will aggregate such transactions involving acquisitions in Australia (“**Aggregated Transactions**”), and come such time the aggregated ratio crosses 75% of the relative figures computation under Rule 1006, such (i) single major transaction cross 75%; or (ii) the last of the Aggregated Transactions that will cross 75% will be made conditional upon shareholders’ approval.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company as the exercise of the Option and the Land Acquisition are subject to certain conditions and there is no certainty or assurance as at the date of this announcement that the Land Acquisition will be completed.

The Company will make the necessary announcements when there are further developments on the Land Acquisition. Shareholders and potential investors of the Company are advised to read this announcement and any further announcements by the Company carefully. In the event of any doubt, Shareholders and potential investors should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisers.

By Order of the Board

Dato' Tan June Teng, Colin
Executive Chairman and Managing Director
12 March 2019

*Hatten Land Limited (the "**Company**") was listed on Catalist of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") on 26 January 2017 via a reverse take-over ("**RTO**"). The financial adviser for the RTO was UOB Kay Hian Private Limited (the "**Sponsor**").*

This announcement has been prepared by the Company and its contents have been reviewed by the Sponsor for compliance with the SGX-ST Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume 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 Ms Lam Siew Hwa, Vice President, at 8 Anthony Road, #01-01, Singapore 229957, telephone (65) 6590 6881.