



Huatiang Global Limited

Company Registration Number: 201422395Z
(Incorporated in the Republic of Singapore on 1 August 2014)
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PROPOSED DEVELOPMENT OF DORMITORY BUSINESS AND ENTRY INTO SALE AND PURCHASE AGREEMENT FOR ACQUISITION OF LAND BY A WHOLLY OWNED SUBSIDIARY

1. INTRODUCTION

The Board of Directors of Huatiang Global Limited (the "**Company**") and together with its subsidiaries, the "**Group**") (the "**Board**" or the "**Directors**") wishes to announce that the Group proposes to undertake the development of a dormitory (the "**Proposed Development**") on a leasehold land parcel located at Lot 8244M of Mukim 27, Singapore, measuring approximately 4,385 square metres in land area (the "**Land**"). In connection with the Proposed Development, One Changi Private Limited ("**One Changi**"), a wholly owned subsidiary of the Company, has on 7 May 2026 entered into a sale and purchase agreement ("**SPA**") with an independent and unrelated third party (the "**Vendor**") to acquire the Land (the "**Proposed Acquisition**").

2. THE PROPOSED ACQUISITION AND PROPOSED DEVELOPMENT

2.1. Information on One Changi Private Limited

One Changi is a company incorporated in Singapore on 7 March 2026 and has an issued and paid-up capital of S\$1,000 comprising 1,000 ordinary shares. The principal activity of One Changi is real estate development. One Changi is a wholly owned subsidiary of the Company.

2.2. Information on Land

The Land measures approximately 4,385 square metres in land area, and is currently zoned "Business 2" under the Master Plan. The Land is a 45-year leasehold estate commencing from the date of Completion (defined below).

Pursuant to the SPA, legal title to the Land will be transferred to One Changi upon completion, which is expected to take place on or around 30 June 2026. Upon completion, One Changi will become the sole legal and beneficial owner of the Land for the duration of the 45-year lease term.

2.3. Information on Proposed Development

The Group proposes to develop the Land into a purpose-built dormitory with an estimated gross floor area of approximately 7,000 square metres (the "**Dormitory**") (the "**Proposed Development**").

2.4. Estimated Acquisition and Development Cost

The aggregated estimated gross development cost of the Proposed Acquisition and Proposed Development is approximately S\$58.0 million ("**Development Cost**"), comprising:

- (a) the Consideration for the acquisition of the Land; and

(b) estimated construction costs of the Dormitory.

2.5. Estimated Timeline

Subject to the receipt of all relevant approvals, construction of the Dormitory is expected to commence in the second half of 2026 and is targeted for completion by the second half of 2028. The Dormitory is expected to commence operations by the first half of 2029.

The Proposed Development is subject to, *inter alia*, the receipt of the relevant regulatory and development approvals. There is no assurance that such approvals will be obtained or obtained in a timely manner. The Company will make the necessary announcements as and when there are material developments in relation to the Proposed Acquisition and Proposed Development.

3. **RATIONALE FOR THE PROPOSED ACQUISITION AND PROPOSED DEVELOPMENT**

The Group has extensive experience in the design, construction and operation of dormitories.

As part of the Group's ongoing efforts to seek value for its shareholders and regrow its dormitory business, the Board is of the view that the Proposed Acquisition and Proposed Development would positively contribute to the business of the Group.

Notwithstanding, due to the expected construction timeline, the Proposed Acquisition and Proposed Development is not expected to have any material impact on the Group's financials for the financial year ending 31 December 2026.

The Proposed Acquisition and Proposed Development is therefore considered to be in the best interests of the Company and its shareholders.

4. **CONSIDERATION FOR THE PROPOSED ACQUISITION**

Pursuant to the SPA, the consideration payable by One Changi to the Vendor (the "**Consideration**"), which shall be satisfied by One Changi in the following manner:

- (a) 1% of the Consideration (the "**Exclusivity Fee**") which has been paid to the Vendor on 13 February 2026 upon signing of a non-binding Letter of Intent;
- (b) 4% of the Consideration (together with the Exclusivity Fee, the "**Deposit**") which has been paid to the Vendor on 7 May 2026 upon signing of the SPA; and
- (c) The balance of 95% of the Consideration, which shall be payable to the Vendor on Completion (as defined below).

The Company has not disclosed the Consideration amount due to commercial sensitivities. The Board is of the view that the disclosure of the Development Cost in aggregate would be more meaningful to consider the development project in its entirety and non-disclosure of the Consideration will not be prejudicial to the interests of the Company and its shareholders.

The Consideration was arrived at arm's length and on a willing-buyer-willing-seller basis after taking into account, *inter alia*, the following:

- (i) the prevailing market value of comparable land parcels;
- (ii) the development potential and/or underlying value of the Land; and
- (iii) the prevailing economic and property market conditions.

5. SOURCE OF FUNDS

The Proposed Acquisition and the Proposed Development shall be funded through a combination of the Group's internal resources and bank borrowings.

The costs and expenses incurred or to be incurred in connection with the Proposed Acquisition are to be paid by the respective party incurring such expenses.

6. PRINCIPAL TERMS OF THE SALE AND PURCHASE AGREEMENT FOR THE PROPOSED ACQUISITION

According to the SPA:

(a) Conditions Precedent

The completion of the Proposed Acquisition ("**Completion**") is conditional upon, *inter alia*, the following conditions precedent:

- (i) the sale and purchase of the Land is conditional upon approval of the Vendor's management committee being obtained by a long-stop date;
- (ii) in the event such approval is not obtained by the long-stop date, either party shall have the right to terminate the SPA; and
- (iii) upon such termination, the deposit shall be refunded to One Changi without interest, and neither party shall have any further claims against the other.

(b) Corporate Guarantee

The Company has agreed to provide a corporate guarantee in favour of the Vendor to guarantee the due and punctual performance of One Changi's obligations under the SPA.

(c) Completion

Completion is expected to take place on or around 30 June 2026.

(d) Continuing Effect of Agreement

One Changi may not assign or transfer any of its rights, benefits or obligations under the SPA without the prior consent in writing of the Vendor.

7. RELATIVE FIGURES COMPUTED ON THE BASES SET OUT IN CATALIST RULE 1006

- 7.1. Following the receipt of shareholders' approval on 25 April 2018 for proposed diversification of the Group's business to include the Property Investment and Development Business (as defined in the circular dated 10 April 2018), which includes investing in property, property related assets, the Proposed Acquisition and Proposed Development is deemed to be in the Group's ordinary course of business, and therefore do not fall under the definition of a "transaction" under Chapter 10 of the Catalist Rules. However, when the Group enters into its first major transaction as defined under Rule 1014 of the Catalist Rules involving the Property Investment and Development Business, or where any of the Catalist Rule 1006 figures in respect of several transactions are aggregated over the course of a financial year exceeds 100.0% or results in a change in control of the Company, such transaction or the aggregated transactions will be made conditional upon approval of the shareholders of the Company.

The Proposed Acquisition and Proposed Development is not expected to result in a change in the risk profile of the Company as the Land is located in Singapore and does not involve entry into a new geographical market or any material operational or integration complexities. The Group's experience in construction and building-related activities provides relevant industry familiarity in assessing and undertaking the Proposed Acquisition.

Accordingly, the relative figures computed on the bases set out in Catalyst Rule 1006 for the Proposed Acquisition and Proposed Development as set out below is for reference only.

Rule	Bases	Relative Figure (%)
Catalist Rule 1006(a)	The net asset value of the assets to be disposed of, compared with the Group's net asset value. This basis is not applicable to an acquisition of assets. ⁽¹⁾	Not applicable ⁽²⁾
Catalist Rule 1006(b)	The net profits attributable to the assets acquired or disposed of, compared with the Group's net profits.	Not applicable ⁽³⁾
Catalist Rule 1006(c)	The aggregate value of the consideration given or received, compared with the issuer's market capitalisation based on the total number of issued shares excluding treasury shares.	35.4% ⁽⁴⁾
Catalist Rule 1006(d)	The number of equity securities issued by the issuer as consideration for an acquisition, compared with the number of equity securities previously in issue.	Not Applicable ⁽⁵⁾
Catalist Rule 1006(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the Exchange may permit valuations to be used instead of volume or amount.	Not Applicable ⁽⁶⁾

Notes:

- (1) "Net assets" means total assets less total liabilities.
- (2) The Proposed Acquisition and Proposed Development does not involve the disposal of assets.
- (3) Not applicable as the Land is vacant and does not generate any income or revenue. The Dormitory has not been constructed and is not yet operational, and accordingly there are no net profits attributable to the Proposed Development.
- (4) The total Development Cost of S\$58.0 million (after including the land acquisition costs, estimated construction costs and stamp duties) represents approximately 35.4% of the Company's market capitalisation of approximately S\$163.9 million on 6 May 2026, being the last full market day on which trades were done preceding the date of the SPA. The Company's market capitalisation was determined by multiplying the number of shares in issue (189,039,600 shares) by the weighted average price of such shares transacted on 6 May 2026 (S\$0.867).
- (5) No equity securities will be issued by the Company in connection with the Proposed Acquisition and Proposed Development.
- (6) The Company is not a mineral, oil and gas company.

8. FINANCIAL EFFECTS

The financial effects of the Proposed Acquisition and Proposed Development on the net tangible asset (“NTA”) per share and the earnings per share (“EPS”) of the Group have been prepared based on the audited consolidated financial statements of the Group for the financial year ended 31 December 2025.

For the purpose of illustrating the financial effects, the financial effects have been prepared based on, *inter alia*, the following assumptions:

- (a) the financial effects on the NTA per share of the Group are computed assuming that the Proposed Acquisition and Proposed Development was completed on 31 December 2025;
- (b) the financial effects on the EPS of the Group are computed assuming that the Proposed Acquisition and Proposed Development was completed on 1 January 2025;
- (c) the costs and expenses incurred or to be incurred in connection with the Proposed Acquisition and Proposed Development shall be disregarded;
- (d) the weighted average number of ordinary shares has been adjusted to take into account the 11,800,000 ordinary shares issued pursuant to the share placement completed on 3 February 2026; and
- (e) as the Land is currently vacant and does not generate any income or revenue, and the Dormitory has not been constructed and is not yet operational, the Proposed Acquisition and Proposed Development does not have any impact on the profit after tax of the Group. Accordingly, there is no change in the EPS of the Group.

Financial Effects on the NTA per share of the Group

	Before Completion of the Proposed Acquisition and Proposed Development	After Completion of the Proposed Acquisition and Proposed Development
NTA as at 31 December 2025 (S\$'000)	129,705	129,705
Number of shares in the issued and paid-up share capital of the Company, excluding treasury shares and subsidiary holdings as at 7 May 2026 ('000)	189,040	189,040
NTA per Share (Singapore cents)	68.61	68.61

Financial Effects on the EPS of the Group

	Before Completion of the Proposed Acquisition and Proposed Development	After Completion of the Proposed Acquisition and Proposed Development
Profits after tax attributable to equity holders of the Company (S\$'000)	19,141	19,141

	Before Completion of the Proposed Acquisition and Proposed Development	After Completion of the Proposed Acquisition and Proposed Development
Weighted average number of shares in the issued and paid-up share capital of the Company, excluding treasury shares and subsidiary holdings as at 7 May 2026 ('000)	187,973	187,973
EPS for profit after tax attributable to the equity holders of the Company (Singapore cents)	10.18	10.18

The financial effects presented above are for illustrative purposes only and are not intended to reflect the actual future results and/or financial position of the Company and/or the Group. No representation is made as to the actual future results and/or financial position of the Company and/or the Group.

9. SERVICE CONTRACTS

No person is proposed to be appointed as a director of the Company in connection with the Proposed Acquisition and Proposed Development and no service contracts in relation thereto is proposed to be entered into by the Company.

10. INTERESTS OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Save as disclosed in this announcement, none of the Directors and/or the substantial shareholders of the Company have any interest, direct or indirect, in the Proposed Acquisition and Proposed Development, other than through their respective shareholdings in the Company, if any.

11. DIRECTORS RESPONSIBILITY STATEMENT

The directors of the Company collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Acquisition and Proposed Development, the Company and the Group, and the directors of the Company are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in this announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the directors of the Company has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this announcement in its proper form and context.

12. FURTHER ANNOUNCEMENTS

The Company will continue to keep its shareholders updated and release announcements relating to the Proposed Acquisition and Proposed Development (including any material developments and progress made) as and when appropriate.

13. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the SPA may be inspected at the registered office of the Company located at 9 Benoi Crescent, Singapore 629972 during normal business hours for three (3) months from the date of this announcement.

14. CAUTIONARY STATEMENT

Shareholders and potential investors of the Company are advised to read this announcement and any further announcements made by the Company carefully. Shareholders and potential investors of the Company are advised to refrain from taking any action with respect to their securities in the Company which may be prejudicial to their interests, and to exercise caution when dealing in the securities of the Company. Shareholders and potential investors of the Company should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

By Order of the Board
Huatong Global Limited

Ng Kian Ann Patrick
Executive Director and Chief Executive Officer

7 May 2026

*This announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**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.*

The contact person for the Sponsor is Ms Ng Shi Qing, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, sponsorship@ppcf.com.sg