

## Indenture Effective Date Notice

To: **Madison Pacific Trust Limited**  
17/F, Far East Finance Centre  
16 Harcourt Road, Admiralty  
Hong Kong  
(the “**Trustee**”, “**Paying Agent**”, “**Conversion Agent**”, “**Transfer Agent**” and  
“**Registrar**”)

cc: **Madison Pacific**  
9 Raffles Place  
#26-01 Republic Plaza  
Singapore 048619  
Facsimile: +65 6604 9721  
Attention: Cassandra Ho / Michelle Shek

Date: July 5, 2024

Dear Sir,

Re: 5.25% Convertible Bonds Due 2027 (the “**Bonds**”) issued by No Va Land Investment Group Corporation (the “**Company**”)

Reference is made to the second supplemental indenture, dated as of April 3, 2024 (the “**Second Supplemental Indenture**”), between the Company and the Trustee and the amended and restated indenture, dated as of April 3, 2024, as amended by the third supplemental indenture dated as of June 11, 2024 (the “**Indenture**”), between the Company and the Trustee in connection with the Bonds. Further reference is made to the scheme of arrangement under Section 71 of the Insolvency, Restructuring and Dissolution Act 2018 of Singapore between the Company and the Scheme Creditors (as defined therein) (the “**Scheme**”). Except as otherwise specified, capitalized terms used but not defined in this letter have the meanings assigned to such terms in the Indenture.

Pursuant to Clause 6.6 of the Scheme and Section 5(g) of the Second Supplemental Indenture, the Company hereby gives notice to Madison Pacific Trust Limited in its capacity as the Trustee, Paying Agent, Conversion Agent, Transfer Agent and Registrar that as of the date hereof, all the Supplemental Indenture Conditions Precedent, as defined and set forth in Clause 6.4 of the Scheme, have been satisfied or waived and that the Indenture Effective Date (as defined in the Scheme) has occurred on the date hereof.

The Company also hereby confirms that as of the date hereof, the representations and warranties contained in the Officer’s Certificate of the Company, dated as of July 5, 2024, are true, correct and complete in all material respects.

Upon acknowledgement by your counter signature to this Indenture Effective Date Notice in your capacity as the Trustee and the Agents, all terms and provisions (including, without limitation, the representations, warranties, covenants) of the Second Supplemental Indenture and

the Indenture (including the Exhibits thereto) will immediately become effective and binding upon the parties thereto without the execution or filing of any document or any further act on the part of any of the Company, the Trustee and the Agents.

This Indenture Effective Date Notice is governed by, and shall be construed in accordance with, the laws of the State of New York.

*[Signature page follows]*

For and on behalf of

**NO VA LAND INVESTMENT GROUP  
CORPORATION**

(as Company)



By: \_\_\_\_\_

Name: Ng Teck Yow

Title: Chief Executive Officer

*[Signature Page to Indenture Effective Date Notice]*

Acknowledged by:

**MADISON PACIFIC TRUST LIMITED**

*(as Trustee, Conversion Agent, Paying Agent,  
Transfer Agent and Registrar)*

By: \_\_\_\_\_



Name: Holly Jocelyn Hamilton

Title: Director