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## ENTRY INTO PROJECT MANAGEMENT AND CONSTRUCTION AGREEMENT

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*CIMB Bank Berhad, Singapore branch was the financial adviser to the Company for the acquisition of the entire issued and paid up share capital of Regal International Holdings Pte. Ltd. (the "Financial Adviser"). The Financial Adviser (i) assumes no responsibility for; and (ii) does not endorse, the contents of this announcement (or any matter contemplated herein).*

The Board of Directors of Regal International Group Ltd. (the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to inform shareholders that its wholly owned subsidiary, Harbour Venture Sdn Bhd ("Harbour Venture") has entered into a project management cum construction agreement on 21 January 2016 ("**Agreement**") with an independent third party.

The Agreement relates to the development and construction of 66 units of 3-storey shophouses, 4 units of 5-storey shophouses, 1 unit of single storey drive through fast-food restaurant, 1 unit of petrol filling station, 10 units of 3 storey showroom cum office, 64 units of 4-storey apartment, 32 units of 4-storey apartment flat, and 1 unit of single storey supermarket (the "**Project**") of land located at Sungai Baloi, Tengan Bintulu (the "**Land**"). The Land spans a total area of 21.644 acres. Pursuant to the Agreement, Harbour Venture shall serve as the project manager and contractor for the Land, while the independent third party shall serve as the developer of the Project. The Project has an estimated gross development value (GDV) of over RM \$100 million, over a 3 to 4 years development timeline.

The Agreement is expected to contribute positively to the earnings per share and the net tangible assets of the Company for the financial year ending 31 December 2016.

None of the Directors and/or substantial shareholders or persons connected to the Directors or substantial shareholders of the Company has any interest, whether direct or indirect, in the Agreement, save for their respective shareholdings in the Company.

The Company will make such further announcements of material updates as may be necessary and/or appropriate.

### Cautionary Statement

**Shareholders and potential investors of the Company are hereby reminded to exercise caution when dealing in the securities of the Company. In particular, shareholders and investors of the Company are reminded that there is no assurance that any business activities or transactions mentioned in this announcement will materialise. Persons who are in doubt to the action they should take should consult their stockbrokers, bank managers, solicitors or other professional advisors.**

By Order of the Board

Su Chung Jye  
Executive Chairman and Chief Executive Officer  
21 January 2016



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Regal International Group

Mainboard listed  
on SGX and TWSE -

UV1.SI Regal Intl  
911619.TW 耀傑集團

Company Registration No.: 200508585R

## For Immediate Release

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# Regal International Group Makes Major In-Road Into Bintulu, Sarawak Via An Agreement To Develop A Large Scale Integrated Project (“Kemena Heights”)

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- The Kemena Heights project will consist of residential, retail and commercial units and is strategically located between the main town of Bintulu and the town's main airport.
- Driven by strong demand from population in an adjacent industrial estate, Regal International Group expects an immediate take up of units upon the marketing launch of this development
- With an estimated gross development value (GDV) of over RM100 million, the project is slated to commence sales and construction in early 2016 and has a development timeline of 3 to 4 years.
- Project comes after the launch of Sibuyu Road shophouse project

**Singapore, 21 January 2016** – Regal International Group Ltd. (“**Regal International**” or the “**Group**”) a Singapore Stock Exchange (SGX) and Taiwan Stock Exchange (TWSE) Mainboard listed group today announced that its wholly owned subsidiary, Harbour Venture Sdn Bhd has entered into a project management cum construction agreement (“**Agreement**”) with an independent local partner.

Regal International shall undertake the development and construction of a 21.64 acre piece of land situate in Sungai Baloi, Tengan Bintulu (“**Kemena Heights**”) and the project shall be divided into:

1. **Residential Units** comprising 64 units of 4-storey apartments and 32 units of 4-storey apartment flats; and
2. **Retail and Commercial Units** comprising 66 units of 3-storey shophouses, 4 units of 5-storey shophouses, 1 unit of single drive through fast-food restaurant, 1 unit of petrol filling station, 10 units of 3-storey showroom cum office, and 1 unit of single storey supermarket.

## Development Strategies for Bintulu

Having experienced success in concluding the development agreement for 30 units of 3-storey shophouses along Sibiyu Road in Bintulu in 2015, the Group has entered into this Agreement with an optimistic outlook at the start of 2016.

Commenting on the Group's strategy for latest development in Bintulu, Mr Dominic Su, Executive Chairman and Chief Executive Officer of Regal International said "***In recent years, our approach has been to develop projects that have strong immediate demand and offer a variety of product types to cater to a more diversified buyer base in Sarawak.***

***In this cautious economic environment, our philosophy in Regal International is to develop projects with a quick turnaround. Before we entered into today's Agreement, we conducted a number of intensive studies of the local market in Bintulu and saw the opportunity to offer products that satisfy current demand swiftly.***" Mr Su added.

The Group expects the take up rate for the Bintulu Project to be healthy and for this project to contribute positively to the earnings per share and the net tangible assets of the Company for the financial year ending 31 December 2016.



*Artist impression of Kemena Heights' perspective view.*

The Kemena Heights is strategically located between Bintulu's airport and the centre of Bintulu town. The project is also adjacent to the Kemena Industrial Estate where many sizable plywood producers as well as other light and heavy industries have established themselves years ago.

Bintulu is a coastal town, and the capital of Bintulu District (7,220.4 square kilometers) in the Bintulu Division of Sarawak, Malaysia. Bintulu is the fourth largest town in Sarawak, after the cities of Kuching, Miri, and Sibu town. Bintulu is a major industrial centre and hosts the largest and deepest port in Sarawak. Its port area to the east of the main town hosts the Petronas Liquefied Natural Gas (LNG) Complex, which is currently the world's largest liquefied natural gas production facility on a single site, with an annual production of 23 million tonnes.

*\*Note to Editor: Please read this press release in conjunction with the formal announcement made on SGXNet today.*

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Issued on behalf of **Regal International Group Ltd.**

By RHT Communications and Investor Relations Pte Ltd

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### **About Regal International Group Ltd. (UV1.SI / 911619.TW)**

Subsequent to the successful completion of the reverse takeover ("RTO") on 29 October 2014, Hisaka Holdings Ltd was renamed Regal International Group Ltd (the "Company" or "RIG") on 31 October 2014. The Company now comprises of 2 core business divisions: Property and Precision Business Divisions.

#### **Property division**

The Property division refers to the business of property development, investment and construction by the associated group of subsidiaries under RIG's direct subsidiary, Regal International Holdings Pte Ltd. the Company's property development arm has built a track record of completing more than 20 property development projects and constructed many property units in Kuching and Kota Samarahan area of East Malaysia over the past 10 years. Its diverse property portfolio includes shop houses, terrace houses, landed properties, condominiums, commercial and industrial units.

As a wholly owned subsidiary under Regal International Holdings Pte Ltd, Temasek Regal Capital Sdn Bhd is the Malaysian investment holding company that brings together over 17 other subsidiaries and associate companies involved in various aspects of the property development and related business activities.

#### **Precision Business division**

The Precision Business division refers to the business of supplying mechanical motion products and providing automation solutions by the other RIG's wholly owned subsidiaries and associate companies. The Company's precision business unit has been established since 1992, with principal activities broadly classified into the services and the Manufacturing segments. The services segment consists of Mechanical Motion Components Management while the Manufacturing segment is made up of Metallic precision Manufacturing and Mechatronics Integration.

Regal International Group Ltd is dual-listed on the mainboard of Singapore Stock Exchange (SGX) (UV1.SI) and as Taiwan Depository Receipts (TDR) on Taiwan Stock Exchange (TWSE) (911619.TW).