

DEED OF EXTENSION OF THE INVESTMENT (DEBT) AND MARKETING AGREEMENT

1. INTRODUCTION

The Board of Directors (the “**Board**” or the “**Directors**”) of HS Optimus Holdings Limited (the “**Company**” and the Company together with its subsidiaries, the “**Group**”) refers to the Company’s previous announcement dated 13 July 2021 in relation to the Investment (Debt) and Marketing Agreement (“**IDMA**”) with 82 Westgarth Pty Ltd (as trustee for the 82 Westgarth St Unit Trust) the “**Borrower**”) (the “**13 July Announcement**”). Unless otherwise defined, capitalised terms used herein shall have the same meaning as ascribed to them in the 13 July Announcement.

2. DETAILS OF THE DEED OF EXTENSION

Further to the 13 July Announcement, the Board wishes to inform shareholders of the Company that ABTL has on 12 July 2022 entered into a Deed of Extension of the IDMA with the Borrower whereby the tenure of the loan of A\$2,000,000 granted under the IDMA (“**Loan**”) will be extended for an additional 6 months from 13 July 2022 to 13 January 2023 at an interest rate of 9% per annum.

The Borrower is required to repay the Loan and the interest accrued in full on or before 13 January 2023. All other terms of the IDMA remained unchanged and the following securities obtained from the Borrower will continue to remain effective, valid and enforceable:

- (i) a first registered mortgage over the Property;
- (ii) a corporate guarantee from the Borrower;
- (iii) personal guarantees from both directors of the Borrower; and
- (iv) a negative pledge.

For the avoidance of doubt, the validity of these securities will remain effective, valid and enforceable for the extended term of the loan and until all moneys owing in association with the loan have been paid in full.

3. CAUTIONARY STATEMENT

Shareholders are advised to exercise caution in dealing their Shares. The Company will make the necessary announcement(s) as and when there are material developments in relation to the IDMA and other matters contemplated in this announcement. Shareholders are advised to read this announcement and any further update announcement(s) released by the Company carefully. Shareholders 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
HS Optimus Holdings Limited

Gloria Wong
Executive Director
12 July 2022

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, R & T Corporate Services Pte. Ltd. ("**Sponsor**"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**").*

This announcement has not been examined or approved by the SGX-ST. The SGX-ST 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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