



HS Optimus
Holdings Limited

Annual General Meeting

31 July 2024

10:00 a.m.

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Agenda

- Opening Speech
- Financial Highlights
- Business Updates
 - ~Door Business
 - ~Property Investment and Development Business
 - ~Secured Property Financing Business
- AGM Resolutions



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Opening Speech

Mr Chia Fook Sam
Executive Director and Chief Operating Officer



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Financial Highlights

for FYE 31 March 2024

FINANCIAL HIGHLIGHTS

(S\$'000)	FYE24	FYE23
Revenue	15,305	10,844
Cost of sales	(12,424)	(10,002)
Gross Profit	2,881	842
Other income	603	527
Selling and distribution expenses	(425)	(340)
Administrative expenses	(4,549) ¹	(8,630) ²
Finance costs	(148)	(196)
Loss before tax	(1,638)	(7,797)
Income tax (expense)/credit	(294)	298
Loss after tax from continuing	(1,932)	(7,499)
Loss from discontinued operations, net of tax	(16)	-
Loss attributable to owners of the Company	(2,028)	(7,427)
Loss Per Share (cents)	(0.038)	(0.138)

Notes:

1: FYE24: Unrealised foreign currency exchange gain of S\$0.20 million and depreciation of S\$0.42 million

2: FYE23: Unrealised foreign currency exchange loss of S\$3.16 million and depreciation of S\$0.73 million



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Business Updates

Door Business

Factory in Johor Bahru, Malaysia

- ❖ 60-year leasehold factory
- ❖ ISO-certified since 2015, FSC Chain of Custody Certificate, PEFC Chain of Custody Certificate
- ❖ Production capacity of up to 30,000 doors a month or 360,000 a year.
- ❖ Wide range of door products, including timber doors, fire-rated doors, engineered doors
- ❖ Door products mainly sold to DIY chain-stores and door distributors

Project Management and Supply in Singapore

- ❖ Fire-Rated Door Certificate of Conformity for 30, 60 and 120 minutes



Source: original image from Plo 32, Simpang Renggam, Johor

Door Business

Revenue by Geographical Market

	FYE24 (S\$)	FYE23 (S\$)
Singapore	81,098	-
United Kingdom	14,491,177	9,782,475
Ireland	721,160	1,050,719
Total	15,293,435	10,833,194

Door Business

Growth Plans & Outlook

- ❖ New inroads and gain market share in our Export markets
- ❖ On-boarding of new customers
- ❖ Re-entry to the Singapore market in a conservative and careful approach
- ❖ Invest further and build on our 30-minute,60-minute and 120-minute fire door test certificates of conformity.

Property Investment and Development Business

Melbourne Property, Australia

Background:

- ❖ Planning permit granted for proposed redevelopment of Lincoln Square Carlton in March 2015 for a residential development.
- ❖ Completed extensive refurbishment in 2021.
- ❖ Appointed realtors to lease the property between 2021 to 2023.
- ❖ Appointed realtor in October 2023 to launch a marketing campaign to sell the building.

What's the Plan?

- ❖ On 7 July 2024, entered into a non-binding MOU with Fathom to collaborate and to obtain the relevant planning permit and to explore opportunities to jointly develop the property into a Purpose-Built Student Accommodation (PBSA) with a view to providing good quality, safe, modern and affordable student housing.

(video)



Source: original image from 23-31 Lincoln Square Sth, Melbourne

Property Investment and Development Business

Jakarta, Indonesia

What Has Transpired?

- ❖ Completed in May 2019 the third and final tranche of the acquisition of 15 adjacent land parcels with combined area of 7,913m² in South Jakarta.
- ❖ Right to Build (HGB) land certificate and several approvals such as location permit has been obtained.
- ❖ In July 2023, appointed leading realtor to market the land.

What's the Plan?

- ❖ Continue to work with the appointed realtor and minority joint venture partners for divestment of the land and to see how to best maximize the land value.



Artist's impression only and cannot be regarded as representative of facts

Property Investment and Development Business

Kampung Kilanas, Brunei

- ❖ In November 2023, Company announced the acquisition of 60-year sublease in 6 units of shophouses.
- ❖ This investment has the potential to generate a stable rental income for a period of 5 years with rental of B\$18,000 per month representing a yield of approximately 11.25%*.

Address	Unit Nos. 1,2,3,4,5 and 6, Block 6, Jalan Tutong, Kampung Kilanas
Properties	6 units of double storey shophouses Unit No 1 : Corner shophouse Unit Nos 2,3,4,5 and 6 :Intermediate shophouses
Land Area (per unit)	110 sqm
Construction milestones and consideration paid	Approximately 75%
Estimated completion date	Third Quarter of FYE25

* Before deduction of any expenses

Property Investment and Development Business

Subscription of redeemable preference shares

- ❖ In June 2024, Company announced the subscription of redeemable preference shares in a company incorporated in Australia, who holds 80% of the issued and paid-up equity capital of 82 Westgarth St Unit Trust which in turn owns a six-storey residential building, which is currently under construction and is located at 82 Westgarth Street, Fitzroy, Victoria, Melbourne
- ❖ Subscription amount, A\$1 million.
- ❖ Investment period, 12 months.
- ❖ This investment allows the Group to a preferential, cumulative dividend at fixed rate of 16% per annum.

(video)



Source: original image from 82 Westgarth Street, Fitzroy, Vic 3065



Source: original image from 82 Westgarth Street, Fitzroy, Vic 3065

Secured Property Financing Business

First steps to develop this new business:

- ❖ Entered the 1st transaction in January 2023 for a loan of A\$400,000 to an Australian incorporated company at an interest rate of 12% per annum.
- ❖ The aforesaid loan for working capital purposes was secured by a first charge mortgage over an unencumbered freehold commercial property located in Victoria, Australia.
- ❖ In May 2023, received the full repayment of the loan and interest.
- ❖ Interest income from Secured Property Financing :

	FYE 24 (S\$)	FYE 23 (S\$)
Interest income	11,723	10,660

What's the Plan?

- ❖ Continue to build this business in accordance with the parameters approved by shareholders at the EGM in 2021.



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AGM Resolutions