



HS Optimus
Holdings Limited

Annual General Meeting

27 July 2023

10 am

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Agenda

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



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Opening Speech

Gloria Wong
Executive Director



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**FINANCIAL
HIGHLIGHTS**

FINANCIAL HIGHLIGHTS

(SGD'000)	FYE23	FYE22
Revenue	10,844	15,434
Cost of sales	(10,002)	(12,413)
Gross Profit	842	3,021
Other income	527	1,128
Selling and distribution expenses	(340)	(371)
Administrative expenses	(8,630)	(5,709)
Finance costs	(196)	(110)
Loss before tax	(7,797)	(2,041)
Income tax credits	298	38
Loss after tax	(7,499)	(2,003)
Loss attributable to owners	(7,427)	(1,800)
Loss Per Share (cents)	(0.138)	(0.033)

Unrealised foreign currency exchange loss and depreciation amount to S\$4.4 million.

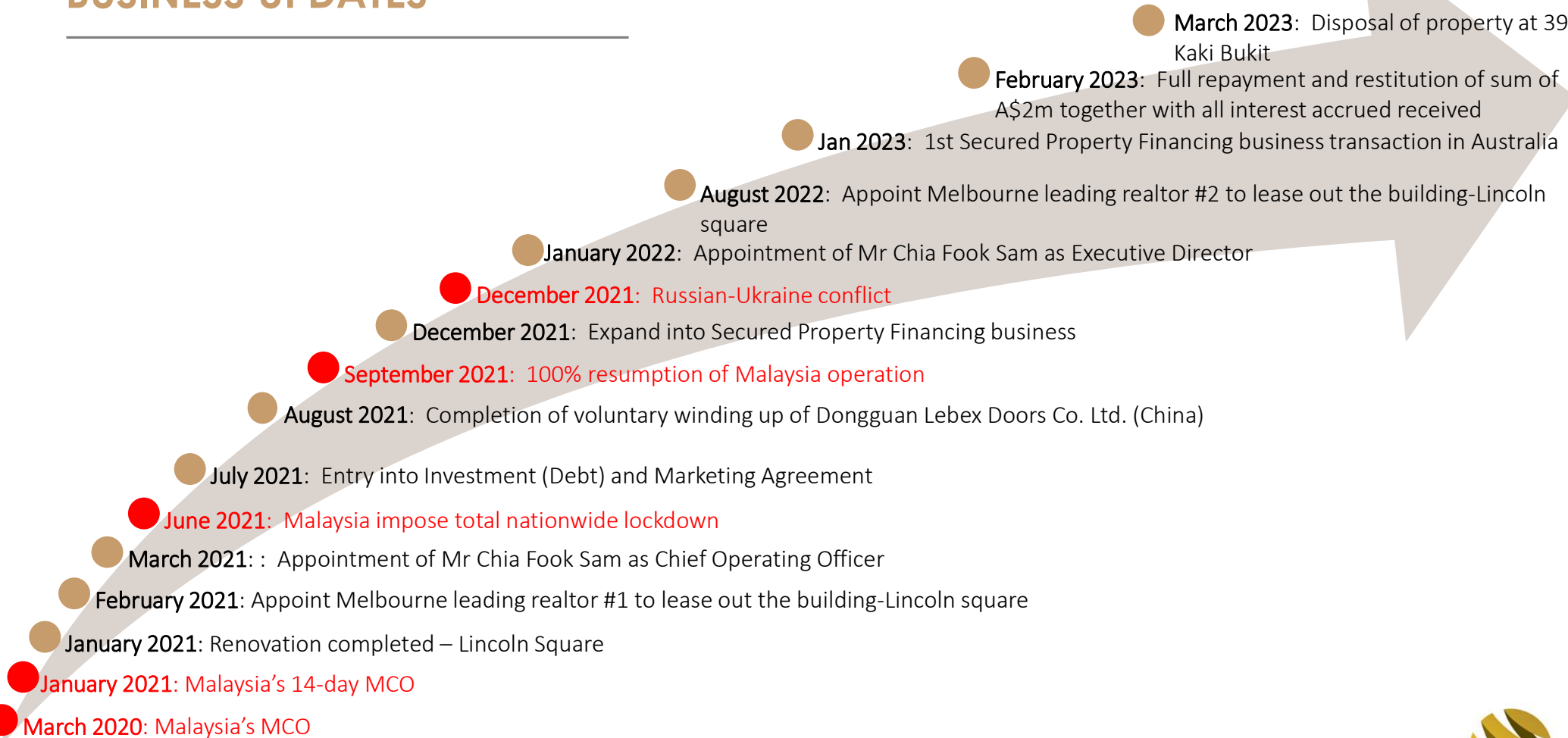




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BUSINESS UPDATES

BUSINESS UPDATES

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- March 2023:** Disposal of property at 39 Kaki Bukit
 - February 2023:** Full repayment and restitution of sum of A\$2m together with all interest accrued received
 - Jan 2023:** 1st Secured Property Financing business transaction in Australia
 - August 2022:** Appoint Melbourne leading realtor #2 to lease out the building-Lincoln square
 - January 2022:** Appointment of Mr Chia Fook Sam as Executive Director
 - December 2021:** Russian-Ukraine conflict
 - December 2021:** Expand into Secured Property Financing business
 - September 2021:** 100% resumption of Malaysia operation
 - August 2021:** Completion of voluntary winding up of Dongguan Lebex Doors Co. Ltd. (China)
 - July 2021:** Entry into Investment (Debt) and Marketing Agreement
 - June 2021:** Malaysia impose total nationwide lockdown
 - March 2021:** : Appointment of Mr Chia Fook Sam as Chief Operating Officer
 - February 2021:** Appoint Melbourne leading realtor #1 to lease out the building-Lincoln square
 - January 2021:** Renovation completed – Lincoln Square
 - January 2021:** Malaysia's 14-day MCO
 - March 2020:** Malaysia's MCO





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**PROPERTY
INVESTMENT AND
PROPERTY
DEVELOPMENT
BUSINESS**

Property Business

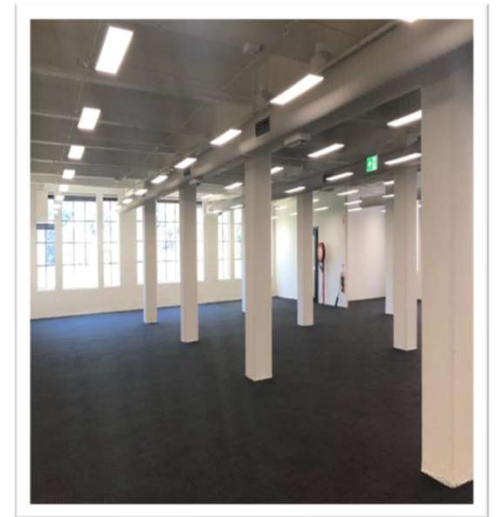
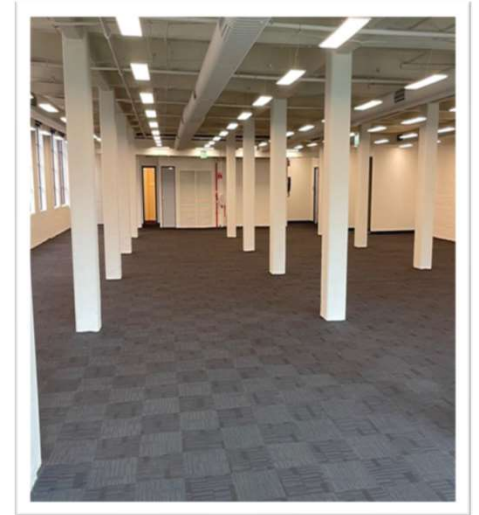
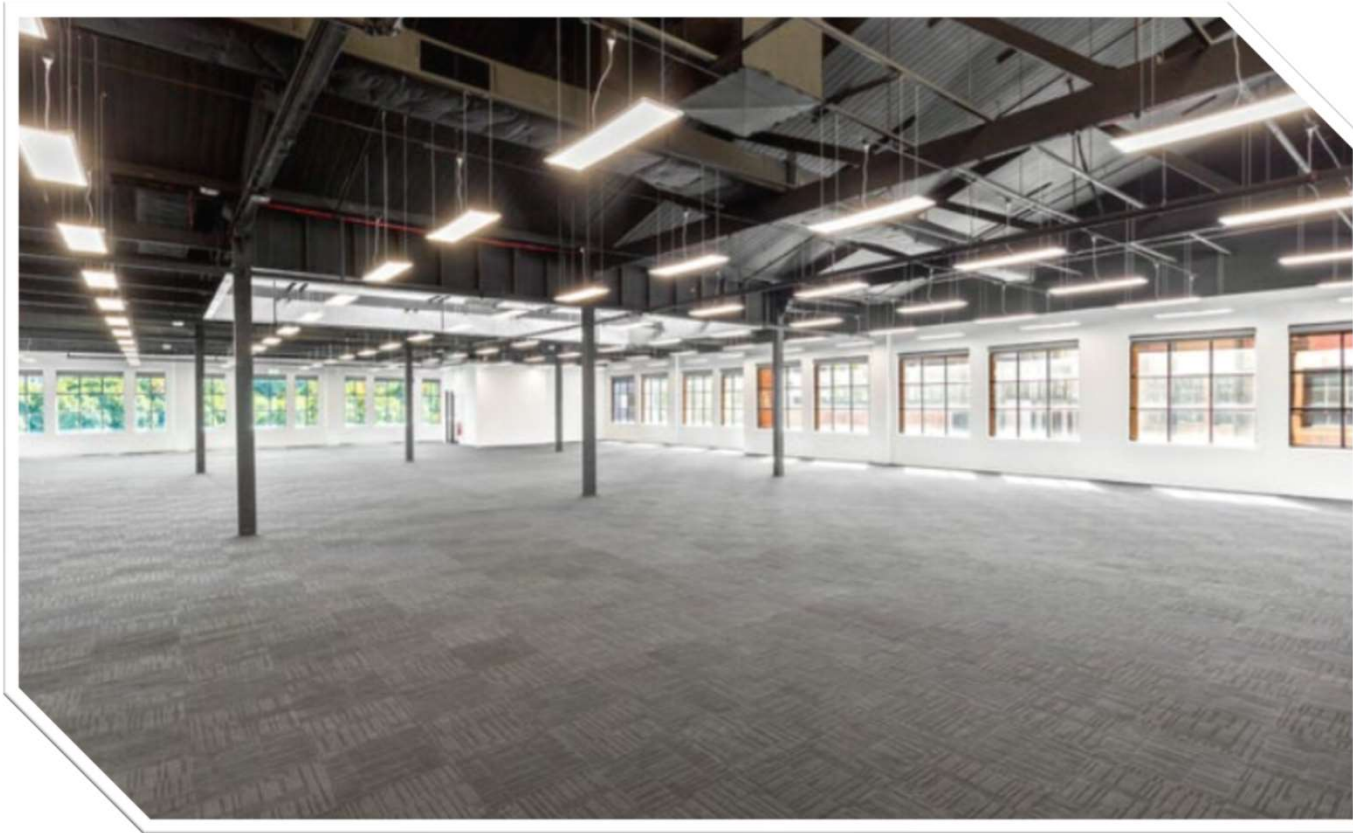
Property in Melbourne



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

Property Business

Property in Melbourne



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

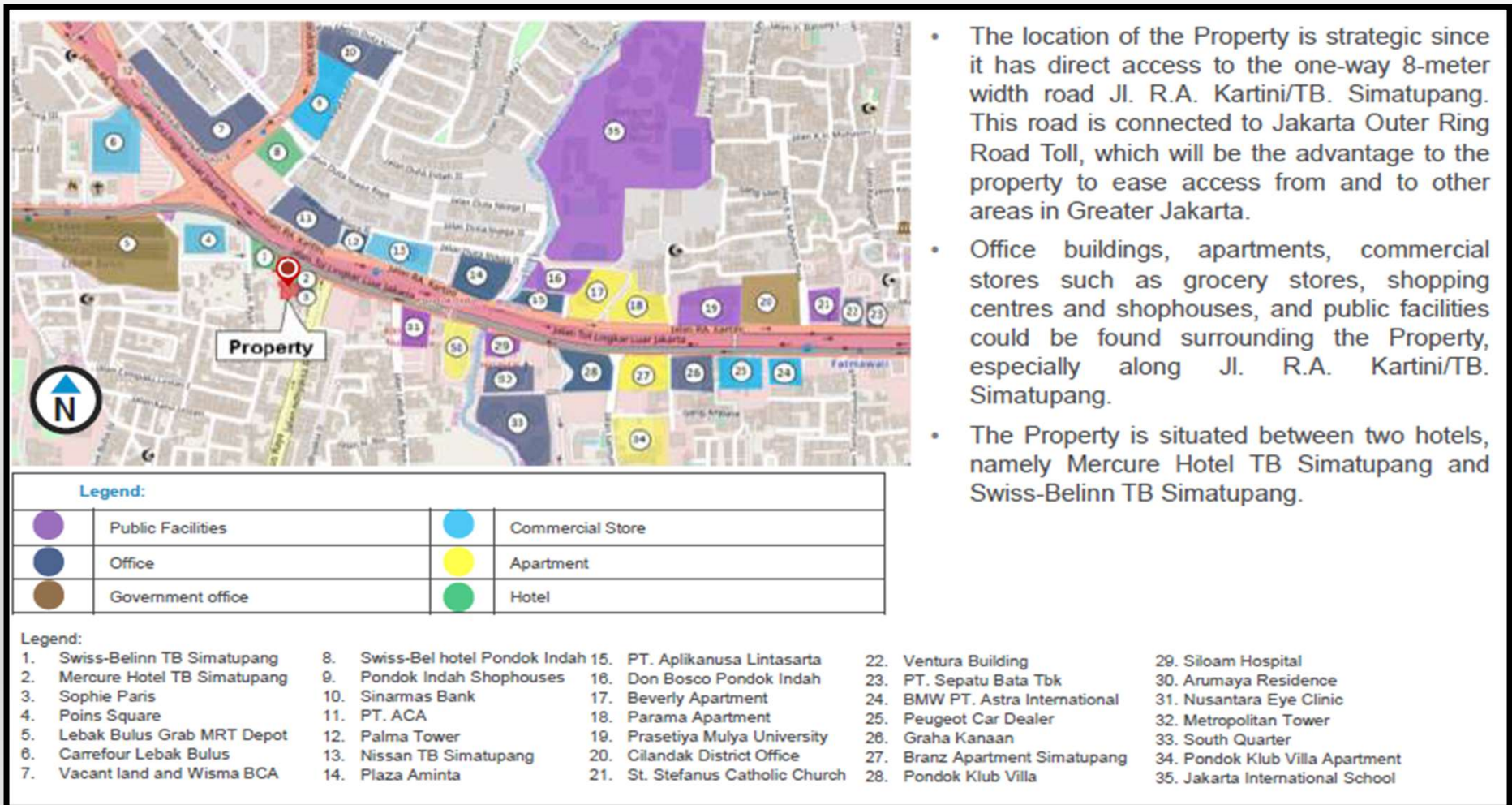
Property Business

Property in Jakarta



*Artist's impression only and cannot be regarded as representative of facts.
Source: PDW Architects*

Location Analysis - Micro



- The location of the Property is strategic since it has direct access to the one-way 8-meter width road Jl. R.A. Kartini/TB. Simatupang. This road is connected to Jakarta Outer Ring Road Toll, which will be the advantage to the property to ease access from and to other areas in Greater Jakarta.
- Office buildings, apartments, commercial stores such as grocery stores, shopping centres and shophouses, and public facilities could be found surrounding the Property, especially along Jl. R.A. Kartini/TB. Simatupang.
- The Property is situated between two hotels, namely Mercure Hotel TB Simatupang and Swiss-Belinn TB Simatupang.

Property Business

Investment (Debt) and Marketing Agreement (“IDMA”)



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

Source: <https://82westgarth.com.au/>

Property Investment:

- ❖ Entry into an IDMA in July 2021 for a loan of A\$2,000,000 to finance the acquisition of a freehold property in Melbourne by the Borrower. Group also provided marketing support services.
- ❖ Key Details of the Agreement:
- ❖ a) extended a loan for a principal sum of A\$2,000,000 at an interest rate of 9% per annum (“Base Component”) and
- ❖ b) Provided marketing support services in return for performance fee (“the Performance Component”) in 12 instalments of A\$5,000 each due upon signing of each presale contract by the relevant buyers or purchaser.
- ❖ Full repayment and restitution of the A\$2 million together with all interest accrued under the IDMA was collected on 2 February 2023.



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**SECURED PROPERTY
FINANCING BUSINESS**

Secured Property Financing Business

First steps to develop this new business:

- ❖ Expanded its nascent secured property financing business in Singapore and Australia.
- ❖ 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.

What's the Plan?

- ❖ Company will continue to develop this new business in both Singapore and Australia.



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AGM Resolutions