

**COMPLETION ON THE DISPOSAL OF PROPERTY AT 23-31 LINCOLN SQUARE SOUTH,
CARLTON, VIC 3053 MELBOURNE AUSTRALIA**

The Board of Directors (the "**Board**" or "**Directors**") of HS Optimus Holdings Limited (the "**Company**" and together with its subsidiaries, the "**Group**") refers to the Company's announcement dated 19 December 2025 (the "**Announcement**") relating to the disposal of property at 23-31 Lincoln Square South, Carlton, VIC 3053 Melbourne Australia (the "**Property**") for a total purchase consideration of AUD 19.70 million (approximately S\$16.75 million¹) (excluding goods and services tax) (the "**Purchase Consideration**"), on the terms in the Contract of Sale (the "**Disposal**"). Capitalised terms used herein and not otherwise defined shall bear the same meanings ascribed to them in the Announcement.

Subsequent to the Announcement, the Purchase Consideration has been adjusted to approximately AUD 19.75 million (approximately S\$16.79 million¹) after taking into account the proportionate charges pertaining to utilities, council rates and land tax in accordance with the Contract of Sale. The Board is pleased to announce that the Disposal was completed on 23 December 2025 upon receiving the remaining payment of the Purchase Consideration of AUD 17.78 million (approximately S\$15.11 million¹).

The Disposal has resulted in a net positive cash inflow of AUD 14.90 million (approximately S\$12.66 million¹), after deducting expenses in relation to the Disposal and full repayment of the amount owing to the lender under the Facility.

BY ORDER OF THE BOARD
HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
23 December 2025

*This announcement has been reviewed by the Company's sponsor, UOB Kay Hian Private Limited (the "**Sponsor**").*

*This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and 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.*

The contact person for the Sponsor is Mr Lance Tan, Senior Vice President, at 83 Clemenceau Avenue, #10-01 UE Square, Singapore 239920, telephone (65) 6590 6881.

¹ For the purpose of this announcement, the currency exchange rate is AUD1:S\$0.85. Such exchange rate has been presented solely for information only and should not be construed as representations that the relevant amounts have been or could be converted at the rate indicated.