

REPAYMENT ON 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 together with its subsidiaries, the “**Group**”) refers to the Company’s announcements dated 13 July 2021, 12 July 2022, 13 January 2023 and 27 January 2023 (collectively, the “**Announcements**”) relating to the entry of the Investment (Debt) and Marketing Agreement (“**IDMA**”) by the Company’s wholly-owned subsidiary Ambertree Vic Mel (Lincoln) Pty Ltd (the “**ABTL**”) with 82 Westgarth Pty Ltd (the “**Borrower**”). Unless otherwise defined, all capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Announcements.

2. FULL REPAYMENT AND COMPLETION OF SETTLEMENT

Further to the Announcements, the Board would like to update shareholders that the Borrower has on 2 February 2023 made full repayment and restitution of the principal sum of A\$2,000,000 together with all interest accrued to ABTL under the terms of the IDMA, in full, together with the default margin of 4% accrued from 13 January 2023. The following securities obtained from the Borrower were discharged upon repayment:

- (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.

By Order of the Board
HS Optimus Holdings Limited

Gloria Wong
Executive Director
2 February 2023

*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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