

UPDATE 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 the Company together with its subsidiaries, the “**Group**”) refers to the Company’s previous announcements dated 13 July 2021 and 12 July 2022 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**”) (collectively, the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meaning as ascribed to them in the Announcements.

2. UPDATE

Further to the Announcements, the Board wishes to inform shareholders of the Company that repayment of the A\$2,000,000 loan plus interest accrued under the terms of the IDMA was due to occur today, on 13 January 2023. However, due to a delay in the settling of the finance documents between the Borrower and the incoming senior and junior lenders, full and final settlement of the refinance has been delayed.

The Company is informed that the Borrower’s Australian’s counsel has asked for more time in order to complete the documentation and security arrangements for the construction facilities for the financing of the development at 82 Westgarth Street, Fitzroy, Victoria, Melbourne by the incoming senior and junior lenders. The Board, after seeking counsel’s advice, has agreed to allow the Borrower a further 14 days to complete the refinance. Such grace period of 14 days will attract a default margin of 4% per annum on top of the standard interest rate of 9% per annum payable by the Borrower for each day of the delay.

The Borrower is required to repay all amounts payable under the terms of the IDMA, in full, on or before 27 January 2023. All 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 until all moneys owing in association with the loan have been paid in full and all rights to take immediate steps to enforce the security if settlement of the refinance does not occur on or before 27 January 2023 will remain reserved.

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
13 January 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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