# Annual General Meeting

31 July 2026

10:00 a.m.

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Agenda

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

HS Optimus Holdings Limited

# Opening Speech

Mr Chia Fook Sam
Executive Director and Chief Operating Officer

HS Optimus Holdings Limited

# Financial Highlights

# for FYE 31 March 2026

# FINANCIAL HIGHLIGHTS

| (S$'000) | FYE 31 March 26 | FYE 31 March 25 |
|---|---|---|
| Revenue | 13,551 | 14,444 |
| Cost of sales | (10,962) | (11,213) |
| Gross Profit | 2,589 | 3,231 |
| Other income | 6,438 | 2,362 |
| Selling and distribution expenses | (428) | (419) |
| Administrative expenses | (5,700)[1] | (7,341)[2] |
| Finance costs | (355) | (111) |
| Profit/(loss) before tax | 2,544 | (2,278) |
| Income tax credit/(expense) | 14 | (306) |
| Profit/(loss) after tax | 2,558 | (2,584) |
| Profit/(loss) attributable to owners of the Company | 2,749 | (2,614) |
| Profit/(loss) per share attributable to owners of the Company (cents) | 0.051 | (0.049) |

*Notes:*

*1: FYE26: Unrealised foreign currency exchange gain of S$0.39 million and depreciation of S$0.44 million*

*2: FYE25: Unrealised foreign currency exchange loss of S$1.87 million and depreciation of S$0.76 million*

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# Business Updates

# Door Manufacturing and Distribution Business

## Factory in Johor, Malaysia

- 60-year leasehold factory
- Installation of solar panels, with installed capacities of 825.5 kWp and 342.9 kWp
- ISO-certified since 2015, FSC Chain of Custody Certificate, PEFC Chain of Custody Certificate
- Current production capacity is up to 30,000 doors per month or 360,000 doors per 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 and 60 minutes


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

# Door Manufacturing and Distribution Business

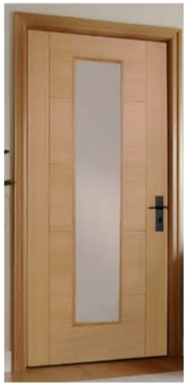
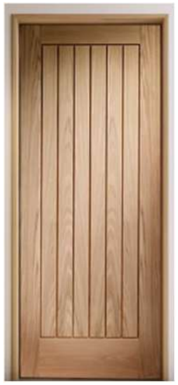
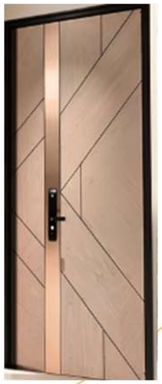
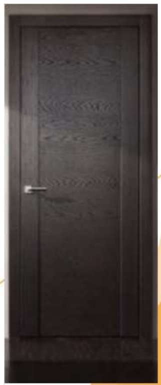
## Revenue by Geographical Market

| | FYE 31 March 26 (S$'000) | FYE 31 March 25 (S$'000) |
|---|---|---|
| United Kingdom | 12,214 | 13,653 |
| Ireland | 968 | 671 |
| Singapore | 368 | 120 |
| Brunei | 1 | - |
| Total | 13,551 | 14,444 |

# Door Manufacturing and Distribution Business

## Growth Plans

- Strengthen the Group’s presence in the United Kingdom and Singapore door market
- Onboard new customers and re-engage former customers
- Leverage on the Johor manufacturing facility to provide competitively priced, good quality, and reliable door solutions to Singapore builders and joiners
- Capitalise on the growing tender pipeline in Singapore while evaluating projects selectively and prudently

(video)

# Property Investment and Development Business

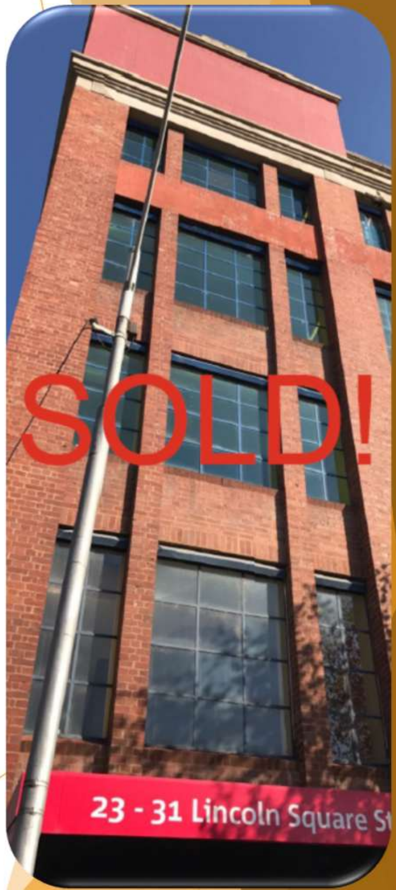
## Melbourne Property, Australia

Background

- ❖ 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
- ❖ Entered into a non-binding MOU in July 2024 and subsequently a Development Management Agreement in April 2025 with Fathom Group
- ❖ Planning permit for a 14 storey Purpose-Built Student Accommodation ("PBSA") has been granted on 17 October 2025
- ❖ Appointed realtors in October 2025 to conduct an Expression of Intertest

Outcome

- ➢ Disposal of the property completed on 23 December 2025 for a total purchase consideration of AUD 19.75 million, resulting in a gain on disposal of S$5.57 million



# 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 7,913m$^2$ in South Jakarta.
- ❖ Right to Build (HGB) land certificate and several approvals such as location permit has been obtained.
- ❖ August 2025, appointed leading realtor to conduct an expression of interest campaign
- ❖ Outlook for Jakarta property market continues to be uncertain and weak.

What's the Plan?

- ❖ Continue to work with reputable 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

| | | |
|---|---|---|
| Date of acquisition | 27 November 2023 | |
| Purchase Price | B$1,920,000 | |
| Address | Unit Nos. 1,2,3,4,5 & 6 of Block 6 forming part of EDR No. 63235, Lot No 71327, Kampung Kilanas (60 years leasehold term)<br>6 units of double storey shophouses:<br>• Unit No 1: Corner shophouse<br>• Unit Nos 2,3,4,5 and 6: Intermediate shophouses | |
| Purpose | Generate rental income for a period of 5 years with rental of B$18,000 per month representing a yield of approximately 11.25%* | |
| Land Area (per unit) | 110 sqm | |
| Amount paid | Progressive payment. Fully paid as at 31 March 2026 | |
| Status Update | Rental commencement | Latest by 2 January 2027 |
| | Tenure | 5 years |
| | Tenant | Medicorp Sdn Bhd |
| | Land Code (Amendment) Order 2025 (“LCAO”) | Pursuant to Section 3F of the LCAO on 1 August 2025, the maximum registerable lease period for shophouse is 30 years (from 60 years) |

** 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$1.0 million.
- ❖ Investment period, 12 months.
- ❖ This investment allows the Group to a preferential, cumulative dividend at fixed rate of 16% per annum.
- ❖ The preference shares has been fully redeemed in June 2025.

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

# Secured Property Financing Business

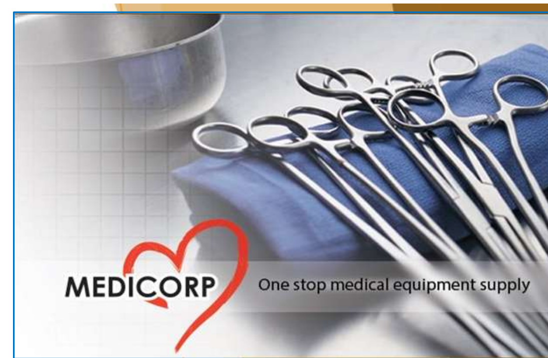
First transaction

- January 2023: Entered the 1st secured property financing transaction (A$400,000 loan to an Australian incorporated company at an interest rate of 12% per annum.)
- Loan for working capital purposes was secured by a first charge mortgage over an unencumbered freehold commercial property located in Victoria, Australia.
- May 2023: Received full repayment of the loan and interest.

Outlook

- Declining interest rates in Singapore have reduced arbitrage opportunities
- Continue to monitor suitable opportunities to grow this business and generate revenue streams in accordance with the parameters approved by shareholders at the EGM in 2021.

# Investment Business




Overview

- ❖ 3 June 2026: Entered into a sales and purchase agreement to acquire a 30% stake in Medicorp Sdn Bhd for S$4.2 million
- ❖ Consideration comprises up to S$1.0 million in HS Optimus shares, with the balance settled in cash
- ❖ Medicorp is an established medical equipment, consumables and disposable products supplier in Brunei, operating since 2003
- ❖ Customers include public and private hospitals, government statutory boards and oil & gas companies
- ❖ Completed on 20 July 2026

Outlook

- ❖ This acquisition aligns with the Group's strategy to achieve sustainable profitability
- ❖ Continue to evaluate new investment opportunities

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# AGM Resolutions