

HS OPTIMUS HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
Company Registration Number: 199504141D

**UPDATES ON THE DISPOSAL OF 2 OFFICE UNITS AT 2 KALLANG AVE, CT HUB,
SINGAPORE 339407 - EXERCISE OF OPTION TO PURCHASE**

The Board of Directors (the “**Board**” or “**Directors**”) of HS Optimus Holdings Limited (the “**Company**”) refers to the Company’s announcements dated 4 August 2025 (the “**Announcement**”) relating to the grant of an option to purchase (“**Option**”) to a Singapore-domiciled company (the “**Purchaser**”) in respect of two (2) office units located at 2 Kallang Ave, #07-03 and #07-04, CT Hub, Singapore 339407 (the “**Properties**”) held by the Company for a total purchase consideration of S\$2,520,888 (excluding goods and services tax) (the “**Purchase Consideration**”), on the terms and subject to the conditions of the Option (“**Disposal**”). Capitalised terms used herein and not otherwise defined shall bear the same meanings ascribed to them in the Announcement.

The Board wishes to inform that the Purchaser has exercised the Option and the Balance Deposit, being equivalent to 4% of the Purchase Consideration, was paid by the Purchaser. Completion of the Disposal is expected to take place on 14 November 2025.

The Company will make the necessary announcements as and when there are material developments in relation to the Disposal.

BY ORDER OF THE BOARD
HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
21 August 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.