

HS OPTIMUS HOLDINGS LIMITED

(Company Registration No. 199504141D)
(Incorporated in the Republic of Singapore)

PRESS RELEASE

HS OPTIMUS HOLDINGS LIMITED ENTERS INTO NON-BINDING MOU WITH AUSTRALIA'S FATHOM GROUP TO COLLABORATE AND OBTAIN PLANNING PERMIT, AND TO EXPLORE OPPORTUNITIES TO JOINTLY DEVELOP 23-31 LINCOLN SQUARE SOUTH, CARLTON, VICTORIA INTO A PURPOSE-BUILT STUDENT ACCOMODATON.

- The 3,745 sqm property is located near to prominent educational institutions such as the University of Melbourne and the Royal Melbourne Institute of Technology
- The location is close to the central business district and is served by extensive public transport networks
- Carlton is also renowned for its vibrant cultural scene and its heritage architecture, tree-lined streets and the iconic Lygon Street, also known as Little Italy
- The surrounding suburbs of Fitzroy, Carlton North and Brunswick also offer a diverse range of dining options.

Singapore, 7 July,2024 – HS Optimus Holdings Ltd., (“**HSO**” and together with its subsidiaries, the “**Group**”), an SGX Catalist board-listed issuer, one of Singapore and Malaysia’s leading manufacturers and exporters of high quality doors and a property investor and developer, is pleased to announce that its wholly-owned subsidiary, Ambertree Vic Mel (Lincoln) Pty Ltd (“**ABTL**”) has signed an Non-Binding MOU with Australia’s Fathom Developments Pty Ltd (“**Fathom**”) group, with the intention of collaborating and granting Fathom a period of exclusivity to enter into transaction documents to apply for relevant planning permits and to explore opportunities to jointly develop the Group’s property located at 23-31 Lincoln Square South, Carlton, Australia into a purpose-built student accommodation (“**PBSA**”).



Source: HSO, Fathom.

The 3,745 sqm property, a piece of freehold land with an existing heritage building, is located within the district of Carlton, Victoria and is within walking distance of Melbourne’s highly sought-after amenities. It is close to prominent educational institutions such as the University of Melbourne and the Royal Melbourne Institute of Technology. Besides being near to the central business district, this area is served by extensive public transport networks, and is renowned as the vibrant cultural scene of Carlton, with its heritage architecture, tree-lined streets and the iconic Lygon Street, also known as Little Italy. The surrounding suburbs of Fitzroy, Carlton North and Brunswick also offers a diverse range of dining options.

The Group’s property development and property investment division’s intends to proceed with the next strategic step in obtaining the necessary planning permits for the development of a PBSA for the large student population in Melbourne, which continues to see robust demand for good, safe and modern student accommodation.

Australia's Fathom group has an established track record in planning, project management and construction superintendency in Australia, including obtaining approvals for and development of many projects of a similar type and scale within the City of Melbourne and Victoria. It has considerable experience in local regulations, the application process and community engagement which will certainly add value to the application process with the City of Melbourne.

Mr Chia Fook Sam, Executive Director and Chief Operating Officer of HSO, commented, "We are pleased to enter into this MOU with Fathom, and we are of the view that its track record, experience and skillsets can help the Company in obtaining the necessary planning permits in Melbourne. We also believe that the city of Melbourne's global reputation and one of the world's most livable cities and its excellent educational institutions have and will continue to be an attractive market for PBSA."

- The End -

For media enquiries, please contact

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About HS Optimus Holdings Limited

HS Optimus Holdings Limited (the "Company" and, together with its subsidiaries, the "Group") was listed on the Catalist Board (formerly "SESDAQ") of the Singapore Exchange Securities Trading Limited on 10 September 1998. Today it has an established track record of more than 30 years as one of Singapore's and Malaysia's leading manufacturer and exporter of high-quality doors to the world as well as a diversified Property Investment and Development business that has a presence in Australia, Brunei, Singapore and Indonesia and is also in the business of Secured Property Financing.

This press release 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 press release 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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