HS Optimus
Holdings Limited

Annual General Meeting

31 July 2025

10:00 a.m.

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Agenda

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

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Opening Speech

Mr Chia Fook Sam
Executive Director and Chief Operating Officer

HS Optimus Holdings Limited

Financial Highlights

for FYE 31 March 2025

FINANCIAL HIGHLIGHTS

(S$'000)	FYE25	FYE24
Revenue	**14,444**	**15,305**
Cost of sales	(11,213)	(12,424)
Gross Profit	**3,231**	**2,881**
Other income	2,362	603
Selling and distribution expenses	(419)	(425)
Administrative expenses	(7,341)[1]	(4,549)[2]
Finance costs	(111)	(148)
Loss before tax from continuing operations	**(2,278)**	**(1,638)**
Income tax expense	(306)	(294)
Loss after tax from continuing operations	**(2,584)**	**(1,932)**
Loss from discontinued operations, net of tax	-	(16)
Loss attributable to owners of the Company	**(2,614)**	**(2,029)**
Loss Per Share (cents)	**(0.049)**	**(0.038)**

Notes:
1: FYE25: Unrealised foreign currency exchange loss of S$1.87 million and depreciation of S$0.76 million
2: FYE24: Unrealised foreign currency exchange gain of S$0.20 million and depreciation of S$0.42 million

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Business Updates

Door Business

Factory in Johor, Malaysia

- 60-year leasehold factory
- ISO-certified since 2015, FSC Chain of Custody Certificate, PEFC Chain of Custody Certificate
- Current production capacity is up to 30,000 doors a month or 360,000 a 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, 60 and 120 minutes



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

Door Business

Revenue by Geographical Market

	FYE25 (S$)	FYE24 (S$)
Singapore	120,256	81,098
United Kingdom	13,652,454	14,491,177
Ireland	670,909	721,160
Total	**14,443,619**	**15,293,435**

Door Business

Growth Plans & Outlook

- New inroads and gain market share in our Export markets
- On-boarding of new customers
- Re-entry to the Singapore market in a conservative and careful approach
- Invest further and build on our 30-minute,60-minute and 120-minute fire door test certificates of conformity.

(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 application for Purpose-Built Student Accommodation ("PBSA") has been submitted and is currently under assessment status.

What's the Plan?

- Given the good location and along with the PBSA permit approved, we believe that it could potentially provide a valuation uplift of the property.

(video)



Source: original image from 23-31 Lincoln Square



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.
- In July 2023, appointed leading realtor to market the land.
- 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

- In November 2023, Company announced the acquisition of 60-year sublease in 6 units of shophouses.
- This investment has the potential to generate a stable rental income for a period of 5 years with rental of B$18,000 per month representing a yield of approximately 11.25%*.

Address	Unit Nos. 1,2,3,4,5 and 6, Block 6, Jalan Tutong, Kampung Kilanas
Properties	6 units of double storey shophouses Unit No 1 : Corner shophouse Unit Nos 2,3,4,5 and 6 :Intermediate shophouses
Land Area (per unit)	110 sqm
Construction milestones and consideration paid as at 31 March 2025	Approximately 85%
Estimated Completion Date	Before end of 2025



** 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 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.

(video)



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

Secured Property Financing Business

First steps to develop this new business:

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

What's the Plan?

- Continue to build this business in accordance with the parameters approved by shareholders at the EGM in 2021.

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AGM Resolutions