

**BUSINESS UPDATE ON THE PROPERTY BUSINESS, DOOR BUSINESS AND SECURED PROPERTY FINANCING BUSINESS**

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The Board of Directors (the "**Board**") of HS Optimus Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to provide shareholders of the Company ("**Shareholders**") with a business update for the third quarter of the financial year ending 31 March 2025 in relation to the main business segments of the Group and the key geographical areas the Group has operations in:

**(i) Property Business**

As announced on 7 July 2024, 29 July 2024 and 1 November 2024, the Company's wholly-owned subsidiary, Ambertree Vic Mel (Lincoln) Pty Ltd has entered into a non-binding Memorandum of Understanding (the "**MOU**") with Fathom Lincoln Pty Ltd ("**Fathom Lincoln**"), pursuant to which the Group will enter into definitive agreements with Fathom Lincoln to obtain the relevant planning permits for the unencumbered Lincoln Square property to be developed into a Purpose-Built Student Accommodation ("**PBSA**"). As announced on 5 December 2024, planning permit application has been submitted and meanwhile, both parties will continue to work towards the definitive agreements by 31 May 2025.

On 16 February 2025, the Australian government announced a ban on foreign purchases of established dwellings from 1 April 2025 until 31 March 2027, and that a review will be undertaken to determine whether it should be extended beyond that point. This recent development in Australia is not expected to have a material effect on the ongoing PBSA application.

In relation to the land in Jakarta, Indonesia, the Group will continue to work with the appointed realtor and minority joint venture partners for the possible divestment of the land, which is unencumbered. The view of the Indonesian property market continues to be uncertain and the Company will make the necessary announcements should there be material developments with regards to possible divestment of the land.

In relation to the properties in Brunei, and as announced on 27 November 2023, the Company's wholly-owned subsidiary, Ambertree Pte. Ltd., had entered into a sale and purchase agreement to acquire a 60-year sub-lease in six units of double storey shophouse in Brunei for a total consideration of B\$1.92 million (S\$1.92 million). This acquisition is intended to generate recurring rental income, and partly to avoid foreign currency fluctuations given the parity of the Singapore dollar to the Bruneian Dollar, and be complimentary to our regional global property development and investment portfolio. According to the non-binding expression of interest letter received from MediCorp Sdn Bhd, the properties would be leased for a period of 5 years at a rental of B\$18,000 (S\$18,000) per month, translating into a rental yield of 11.25% (before deduction of any expenses), given the properties will be fully paid for. Construction of the Brunei shophouses is still ongoing, with the expected completion date delayed to first half of year 2025.

In the event that any transaction materialises as a result of the above efforts, the Company will provide further updates to shareholders via SGXNET as and when there are material developments.

**(ii) Door Business**

For the door business, export sales for doors remain the Group's main business. The continued macro-economic headwinds, geo-political events and tension, high inflation and competition in the United Kingdom ("**UK**") will continue to pose challenges to our main customers located in the UK. In addition, strong competition from other competitors in the door industry globally continues to add pressure and cause a drop on the demand for our products. The Group will continue to remain vigilant on costs and enhance productivity in order to maintain price

competitiveness in the export door market and continue to be on the lookout to on-board new customers.

As for Singapore market, despite the pricing pressure and competition, the Group has secured a few small supply orders. The Group will remain steadfast and will continue to enter the Singapore market in a conservative and careful approach.

**(iii) Secured Property Financing Business**

The Company will continue to build this business line and look for feasible and attractive opportunities in order to generate additional revenue streams for the Group.

**(iv) Corporate update**

As announced on 19 August 2024, the Company's wholly-owned subsidiary, HS Optimus Resources Sdn. Bhd. ("**HSOR**"), had instructed its solicitors, Drew & Napier LLC, to file a Notice of Arbitration (the "**NOA**") with the Singapore International Arbitration Centre to commence arbitration proceedings against BJTJ Industrial Co., Limited ("**Purchaser**") in respect of the disputes arising out of and/or in connection with the Capital Assignment Agreement entered into between HSOR and the Purchaser. The arbitration is still on-going and the Company will make further announcements should there be material developments concerning this matter, having regard for the rules of the Singapore International Arbitration Centre on confidentiality nature of arbitration.

On 17 January 2025, the Company announced that KLW (HK) Limited, an indirect wholly-owned subsidiary has been deregistered from the Companies Registry of Hong Kong.

This announcement is based on a preliminary assessment of the latest unaudited consolidated management accounts of the Group and is not based on any financial figures or information which have been audited or reviewed by the Group's auditors. Accordingly, Shareholders are cautioned not to place undue reliance on forward-looking statements within this announcement, which are based on the current view of management regarding future events. The Company will provide further details of the Group's performance as and when appropriate (including providing relevant business updates between the announcements of its financial results).

**By order of the Board**

HS Optimus Holdings Limited

Chia Fook Sam  
Executive Director and Chief Operating Officer  
25 February 2025

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*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.*

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