

HS OPTIMUS HOLDINGS LIMITED

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

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE CATALIST RULES

Pursuant to Rule 706A of the Singapore Exchange Securities Trading Limited Listing Manual Section B: Rules of Catalist ("**Catalist Rules**"), the Board of Directors (the "**Board**") of HS Optimus Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce the following transaction that occurred during the six-month period ended 30 September 2024:

Subscription of Preference Shares in One Equity (Fitzroy) Pty Ltd ("1E")

The Board refers to the Company's announcement dated 5 June 2024 (the "**Announcement**") relating to the entry by the Company's wholly owned subsidiary, Ambertree Vic Mel (Lincoln) Pty Ltd ("**ABTL**"), into a share subscription deed with 1E, pursuant to which ABTL had on 5 June 2024 subscribed for 33 Class A preference shares in 1E ("**Subscription Shares**"), representing 24.8% of the total issued share capital in 1E on a fully-diluted basis, for an aggregate subscription amount of A\$1,000,000 (the "**Subscription Amount**") (the "**Subscription**").

1E holds 80% of the issued and paid-up equity capital of the 82 Westgarth St Unit Trust and its sole corporate trustee (namely, 82 Westgarth Pty Ltd), which in turn owns a six-storey residential building which is currently under construction and is located at 82 Westgarth Street, Fitzroy, Victoria, Melbourne (the "**Property**"). Based on the unaudited management accounts of 1E, as at 31 March 2024, 1E had net liabilities of approximately A\$46,000.

A preferential and cumulative dividend accrues on the Subscription Shares at a fixed rate of 16% per annum and by the date falling 12 months from 5 June 2024, 1E is obliged to return an amount to ABTL equal to the sum of the Subscription Amount and the aggregate preferential dividend on the Subscription Shares amounting to A\$160,000 (equivalent to approximately S\$141,482) ("**Preferential Dividend**") through redemption or repurchase of all the Subscription Shares.

The Subscription Amount was arrived at on a willing buyer, willing seller basis and taking into account: (a) the Preferential Dividend; (b) the feasibility studies performed by an independent third party for the Property confirming, *inter alia*, that in the event all the units in the Property are sold, 1E will be entitled to development profit that would bolster its financial position; (c) that 75% of the units of the Property have already been pre-sold; and (d) that no capital call is envisaged for the Property. The Subscription Amount was paid by the Group in cash and was funded by internal resources.

The Subscription is not expected to have any material effect on the net tangible assets or earnings per share of the Group for the current financial year ending 31 March 2025. For more information on the Subscription, please refer to the Announcement.

Save as disclosed in the Announcement and other than through their respective shareholding interests in the Company or by reason only of being a director of the Company or any of its subsidiaries, none of the directors or controlling shareholders of the Company and their associates has any interest, direct or indirect, in the above Subscription.

By order of the Board

HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
14 November 2024

*This announcement 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 announcement 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.

The contact person for the Sponsor is Mr Howard Cheam Heng Haw (Telephone: +65 6232 0685) at R & T Corporate Services Pte. Ltd., 9 Straits View, Marina One West Tower, #06-07, Singapore 018937.