

HS OPTIMUS HOLDINGS LIMITED

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

ENTRY INTO A\$7.05 MILLION LOAN AGREEMENT BY SUBSIDIARY

INTRODUCTION

The Board of Directors (the “**Board**”) of HS Optimus Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Company’s wholly-owned subsidiary, Ambertree Vic Mel (Lincoln) Pty Ltd (“**ABTL**”) has on the date of this announcement, accepted a letter of offer from an Australian alternative asset manager in relation to the grant of a eighteen months loan of A\$7.05 million (the “**Loan**”).

This Loan will provide the Group with the proceeds to capitalize on potential opportunities to harness the value of the Lincoln Square asset which may include further investment in incidental costs for the Purpose Build Student Accommodation planning permits and other related potential possibilities of asset monetarization. The key terms of the Loan are set out below.

Key Terms of the Loan

Principal Amount:	<ul style="list-style-type: none">A\$7,050,000
Interest:	<ul style="list-style-type: none">8.49% interest per annum.
Availability period:	<ul style="list-style-type: none">From and including the date of the facility agreement to be entered into in connection with the Financing (the “Facility Agreement”) to and including the date that is eighteen months from the date of the Facility Agreement.
Repayment:	<ul style="list-style-type: none">Monthly interest servicing.Final repayment is a lump sum payment.
Maturity date:	<ul style="list-style-type: none">Eighteen months from the date of the initial advance date.
Security:	<ul style="list-style-type: none">Legal first charge over the property located at 23-31 Lincoln Square South, Carlton, Victoria, Melbourne.General Security Agreement.
Use of Proceeds:	<ul style="list-style-type: none">The Loan proceeds may be used by the Borrowers for business or investment purposes, working capital and other capital expenditure requirements.
Conditions:	<ul style="list-style-type: none">Commercial Property Insurance.Valuation report from Valuer.No early repayment fee and nil break fee.
Governing Law:	<ul style="list-style-type: none">The Facility Agreement and the Security Documents will be governed under the laws of Australia.
Others:	<ul style="list-style-type: none">Fees and disbursements are payable by ABTL.Prior written consent from Lender will be required for any change of control in the beneficial ownership or management control of ABTL, breach of which will constitute the occurrence of an event of default resulting in, inter alia, all outstandings under the Facility becoming due and payable immediately.

BY ORDER OF THE BOARD

HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
19 June 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.

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