

HS OPTIMUS HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
Company Registration Number: 199504141D

APPROVAL OF PLANNING PERMIT FOR A 14 STOREYS PURPOSE-BUILT STUDENT ACCOMODATION AT 23-31 LINCOLN SQUARE SOUTH

The Board of Directors (the "**Board**") of HS Optimus Holdings Limited (the "**Company**" and together with its subsidiaries, the "**Group**") is pleased to announce that the Company's wholly-owned subsidiary Ambertree Vic Mel (Lincoln) Pty Ltd ("**ABTL**"), together with its development manager, Fathom Group Pty Ltd ("**Fathom Group**"), have obtained a Notice of Decision to grant a planning permit for the Group's property located at 23-31 Lincoln Square South, Carlton, Victoria ("**Lincoln Square Property**").

The planning permit will grant approval for the Lincoln Square Property, situated on approximately 906 square metres of freehold land to be developed into a 14 Storey Purpose-Built Student Accommodation ("**PBSA**") comprising 9,184 sqm of Gross Floor Area ("**GFA**") and with approval for 268 beds, and the opportunity to increase to 300 (Subject to Council Approval). The property is strategically located on the edge of Melbourne's CBD and is within walking distance away from both the University of Melbourne and Royal Melbourne Institute of Technology, with approximately a combined student population in excess of 143,000.

ABTL and Fathom Group have entered into an exclusive agency agreement with Jones Lang LaSalle (VIC) Pty Limited, one of Melbourne's and Australia's leading real estate agencies to launch a domestic and international marketing campaign aimed at obtaining the best commercial outcome and value of the Lincoln Square Property.

The Company will make further announcements as and when there are material developments.

BY ORDER OF THE BOARD
HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
18 October 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.

The contact person for the Sponsor is Mr Lance Tan, Senior Vice President, 83 Clemenceau Avenue, #10-01 UE Square, Singapore 239920, telephone (65) 6590 6881.