

HS OPTIMUS HOLDINGS LIMITED

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

PRESS RELEASE

Planning Approval Granted for 14-Storey Purpose-Built Student Accommodation in Melbourne, Australia

Singapore and Melbourne, 18 October 2025 — HS Optimus Holdings Limited (“HS Optimus”), through its wholly-owned subsidiary Ambertree Vic Mel (Lincoln) Pty Ltd, in partnership with Fathom Group as Development Manager, has received a Notice of Decision to Grant a Planning Permit for the development of a 14-storey Purpose-Built Student Accommodation (PBSA) building at 23–31 Lincoln Square South, Carlton, Melbourne.



Artist's impression of proposed PBSA at Carlton, Melbourne (Source: HSO / Fathom)

The approved scheme comprises approximately 9,184 square metres of gross floor area (GFA) on a 906 square metre freehold site, with approval for 268 PBSA beds and the opportunity to increase to 300 (subject to Council Approval). Strategically located on the edge of Melbourne's Central Business District (CBD), the property is within walking distance of both the University of Melbourne and RMIT University, which together have a combined student population exceeding 143,000.

The project enlarges HS Optimus's Australian property development and investment business by adding on to its property investment pipeline and while it provides the Group with the opportunity to capitalise on the rising demand and under supply of student accommodation in Victoria, it is also a continuation of the Group's commitment and strategy in Melbourne, Victoria, a region where HSO first ventured in 2014.

Mr Chia Fook Sam, Chief Operating Officer of HS Optimus Holdings Limited, commented:

“We are confident about the long-term fundamentals of the Australian student accommodation market and are excited to see the project move forward in partnership with Fathom Group. We continue to see strong demand drivers in the PBSA sector and view this as a high-quality addition to our global portfolio.”

Mr Bobby Kennedy, Development Director of Fathom Group, commented:

“We are delighted to achieve planning approval for this landmark project, which has been carefully designed to contribute positively to the character of Carlton and to provide a contemporary, high-

amenity living environment for students. The site's proximity to major universities and transport links makes it one of Melbourne's most attractive PBSA opportunities."

To realise the project's full potential, Ambertree Vic Mel (Lincoln) Pty Ltd and Fathom Group have appointed Jones Lang LaSalle (VIC) Pty Limited to lead a domestic and international marketing campaign aimed at securing the optimal commercial outcome and value for the Lincoln Square property.

- The End -

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About HS Optimus Holdings Limited

HS Optimus Holdings Limited (the "Company" and, together with its subsidiaries, the "Group") was listed on the Catalist Board (formerly "SESDAQ") of the Singapore Exchange Securities Trading Limited on 10 September 1998. Today it has an established track record of more than 30 years as one of Singapore's and Malaysia's leading manufacturer and exporter of high-quality doors to the world as well as a diversified Property Investment and Development business that has a presence in Australia, Brunei, Singapore and Indonesia and is also in the business of Secured Property Financing.

About Fathom Group

Fathom Group is an Australian property development and advisory firm with expertise in structured delivery, capital advisory, and sustainable design. The firm partners with investors and landowners to deliver high-quality, commercially successful projects across the residential, student accommodation, and mixed-use sectors.