

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

**COMPLETION ON THE DISPOSAL OF 2 OFFICE UNITS AT 2 KALLANG AVE, CT HUB,
SINGAPORE 339407**

The Board of Directors (the “**Board**” or “**Directors**”) of HS Optimus Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the Company’s announcements dated 4 August 2025 and 21 August 2025 (the “**Announcements**”) relating to the disposal of two (2) office units located at 2 Kallang Ave, #07-03 and #07-04, CT Hub, Singapore 339407 (the “**Properties**”) held by the Company for a total purchase consideration of S\$2,520,888 (excluding goods and services tax) (the “**Purchase Consideration**”), on the terms and subject to the conditions of the Option (“**Disposal**”). Capitalised terms used herein and not otherwise defined shall bear the same meanings ascribed to them in the Announcements.

The Board wishes to inform that the Disposal of the Properties has been completed on 14 November 2025. In accordance with the terms of the Option, the Purchaser has paid to the Company an amount of S\$2,394,843.60, which is equivalent to 95% of the Purchase Consideration, being the balance of the Purchase Consideration payable after deducting the Option Fee and the Balance Deposit which had been paid by the Purchaser previously.

The Disposal has resulted in a net positive cash inflow of approximately S\$1,166,239 (after deducting expenses in relation to the Disposal and full repayment of the amounts owing to the lender under the Facility).

BY ORDER OF THE BOARD
HS Optimus Holdings Limited

Chia Fook Sam
Executive Director and Chief Operating Officer
17 November 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, at 83 Clemenceau Avenue, #10-01 UE Square, Singapore 239920, telephone (65) 6590 6881.