



**FIRST SPONSOR GROUP LIMITED**  
(Incorporated in the Cayman Islands)  
(Registration No. 195714)

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## ANNOUNCEMENT PURSUANT TO RULE 706A OF THE SGX-ST LISTING MANUAL

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Pursuant to Rule 706A of the SGX-ST Listing Manual, First Sponsor Group Limited (“**Company**”) wishes to announce the following transactions that occurred during the first half year ended 30 June 2024:

### A. Incorporation of subsidiaries

- (i) FS NL Amstel Development 16 B.V., an indirect wholly-owned subsidiary of the Company, incorporated the following wholly-owned subsidiary:

Name of company	: FS NL Poortgebouw Opco 16 CP B.V.
Date of incorporation	: 1 January 2024
Country of incorporation	: The Netherlands
Issued share capital	: EUR 1
Principal activities	: Hotel Operations

The company was incorporated as a result of a legal demerger exercise of FS NL Poortgebouw Opco 16 B.V., a wholly-owned subsidiary of FS NL Amstel Development 16 B.V..

- (ii) FS NL Holdings B.V., an indirect wholly-owned subsidiary of the Company, incorporated the following wholly-owned subsidiary:

Name of company	: Ps 46.10 B.V.
Date of incorporation	: 2 May 2024
Country of incorporation	: The Netherlands
Issued share capital	: EUR 100
Principal activities	: Investment Holding

### B. Incorporation of an associated company

FS Dongguan No. 5 Investment Consultancy Co., Ltd. (“**FSDG5**”), an indirect wholly-owned subsidiary of the Company, incorporated the following 30%-owned associated company with three unrelated third parties:

Name of company	: Dongguan Star of East River Commercial Management Co., Ltd. (“ <b>SOERCM</b> ”) (东莞市东江之星商业管理有限公司)
Date of incorporation	: 29 February 2024
Country of incorporation	: People’s Republic of China
Registered capital	: RMB 500,000,000
Principal activities	: Property Management

As at the date of this announcement, FSDG5 has not made any capital contribution to SOERCM.

**C. Disposal of an associated company**

On 25 June 2024, FS GBA JV Limited (“FSGBAJV”), an indirect 49.9%-owned associated company of the Company, was disposed to a third party for nil consideration. The consideration was arrived at on a willing-buyer, willing-seller basis, taking into account, among other things, the assets and liabilities of FSGBAJV. Based on the unaudited consolidated management accounts of FSGBAJV as at 25 June 2024, the net liability value attributable to the 49.9% equity interest in FSGBAJV and its subsidiaries was S\$2.3 million.

Following the disposal, FSGBAJV and its subsidiaries ceased to be associates of the Group.

None of the above transactions is expected to have a material impact on the consolidated earnings per share or the consolidated net tangible assets per share of the Company for the current financial year.

BY ORDER OF THE BOARD

Neo Teck Pheng

Group Chief Executive Officer and Executive Director

25 July 2024