FIRST SPONSOR GROUP LIMITED

Investor Presentation

25 February 2025

Zuiderhof I, Amsterdam CBD

Contents

Section 1 Key Message

Key Messages

1. For 2H2024, the Group reported a net profit of S$81.1 million, a very substantial increase from the S$1.9 million reported for 2H2023. The increase in net profit was due mainly to the (i) maiden profit contribution from NSI N.V. ("**NSI**"), a Dutch commercial property company listed on Euronext Amsterdam, as an associated company of the Group; (ii) higher fair value gain and net gain on settlement from the Group's financial derivative portfolio, offset by higher foreign exchange loss (please also refer to Point 9 below); and (iii) higher fair value gain from the Group's investment properties, but partially offset by write-down of some of the PRC development projects and impairment of goodwill on acquisition of the Dutch Bilderberg hotels. The net profit for FY2024 amounted to S$93.0 million, which is approximately 7.4 times of that achieved for FY2023. In the first two months of 2025, the market saw a 25bp rate cut each from the European Central Bank and the Reserve Bank of Australia. Any further interest rate cut in the regions that the Group operates in, namely the EU, the PRC and Australia, would have a positive impact to the Group in the form of lower financing costs as well as possibly better valuations arising from a lower discount rate.

2. The Board recommended a final tax-exempt (one-tier) cash dividend of 3.55 Singapore cents per share for FY2024. If approved, the total dividend declared for FY2024 will be 4.65 Singapore cents per share, representing a 10.7% growth from FY2023. This reflects the Board's confidence in the long-term prospects of the Group, despite the prolonged challenging market conditions in the PRC.

Key Messages

3. In FY2024, the Group seized upon two unique acquisition opportunities in two key regions that it operates in; namely, the Netherlands and Australia. The first opportunity was the cumulative acquisitions of equity interest in NSI, resulting in the Group being NSI's largest shareholder with an approximately 22.0% equity stake in its total issued share capital as at 31 December 2024. The second opportunity was the acquisition of the commercial space of the Sydney House (previously known as Sydney Pitt Street Central project), which has enabled the Group to not only own and maximise the full commercial potential of this partially heritage-listed property primely located in the heart of the Sydney CBD, but to also utilise part of the commercial space to enhance the capacity and facilities of Sydney House Hotel, the hotel component of the project.

4. Pre-sales of the PRC property development projects did not have any meaningful improvement in 4Q2024, despite the easing of property-related measures and pro-market fiscal and monetary policies introduced by the PRC government in 2H2024. The market is expecting more pro-market policies in 2025 to stimulate a recovery. The Group is cautiously optimistic of an eventual turnaround and continues to rally its partners to jointly adopt a longer-term perspective on the sales cycle without significantly compromising on selling prices. All of the PRC property development projects under construction are at an advanced stage of development with completion expected to be within 2025. Some of these projects have already achieved partial completion and commenced handover.

Key Messages

5. The European property holding portfolio generated €27.3 million of operating income in 2H2024, a 5.6% increase from the same period last year. This was due mainly to the full period contribution from the Allianz Tower Rotterdam, which was acquired in September 2023, and stronger contributions from the Utrecht Centraal hotels and the Dutch Bilderberg hotels. The performance uplift for the Dutch Bilderberg hotels can be largely attributed to the reopening of the Bilderberg Europa Hotel Scheveningen and Bilderberg Hotel De Keizerskroon, both of which underwent extensive renovations in 2023. This brought total operating income for FY2024 to €52.6 million, a 12.6% increase from FY2023's €46.7 million.

6. In January 2025, the Group signed a 10-year lease extension for approximately 10,000 sqm of office space (comprising approximately 80% of the existing lettable space) at the 33%-owned Zuiderhof I property in the Amsterdam CBD with its existing sole tenant, Van Doorne N.V. ("**Van Doorne**"). Van Doorne has occupied the property even before the acquisition of the property by the Group in February 2015. The new lease is expected to commence in August 2026 following a major renovation and refurbishment of the property, which aims to achieve a BREEAM In-Use Excellent rating upon completion. The Group is expected to take up most of the remaining space as its European headquarters.

Key Messages

7. Looking ahead, there is a strong pipeline of projects which, when completed, may further enhance the Group's recurring income. Both the Puccini Milan hotel and Prins Hendrikkade Amsterdam are expected to complete their redevelopments in FY2025, whilst the Dreeftoren Amsterdam office and residential developments are expected to be completed in 3Q2025 and 4Q2026 respectively, with both to become operational in FY2026, followed by the Sydney House Hotel/Galleria in FY2027 and the Meerparc Amsterdam redevelopment in FY2028.

8. In December 2024, the Group commenced legal action against a borrower in the Shanghai court to recover an outstanding loan principal of RMB375.8 million. The borrower has breached the loan amortisation plan which was agreed upon with the Group in September 2024. The legal action taken included the placement of preservation orders on the collateralised properties located in the prime Shanghai Pudong New Area, with a valuation of approximately RMB1.4 billion, and certain bank accounts. Considering the outstanding loan principal against the valuation of the properties which have been placed on "first caveat" by the Group, the "claim-to-preservation value" ratio is at a comfortable level of 27%. The first hearing has been scheduled to take place in March 2025.

Key Messages

9. To-date, the Group has substantially hedged all its foreign currency exposure, namely the Euro, CNH and Australian dollar, arising from its overseas assets through a combination of (i) foreign currency debts, and (ii) financial derivatives that create corresponding foreign currency liabilities. Arising from the various geopolitical and economic risks which could have a significant impact on foreign currencies, the Board will continue to closely monitor the Group's foreign currency hedging strategy and adjust it from time to time as appropriate. This includes assessing the implications of the possibility of cash outflows arising from mark-to-market losses of the outstanding financial derivatives and/or upon the maturity of such financial derivatives when they are not in-the-money, and the associated adverse accounting impact caused by any unanticipated adverse turn in financial market conditions e.g., a sudden depreciation in S$.

10. With the successful issuance of perpetual convertible capital securities in September 2024, the substantial unutilised committed credit facilities available and the potential equity infusion from the exercise of outstanding warrants, the Group is in a good financial position to navigate through the economic challenges arising from the difficult market conditions, especially in the PRC, and to also capitalise on any favourable business opportunities that may arise.

Section 2 Financial Updates 2H2024

2.1 Statement of Profit or Loss - Highlights

Statement of Profit or Loss - Highlights

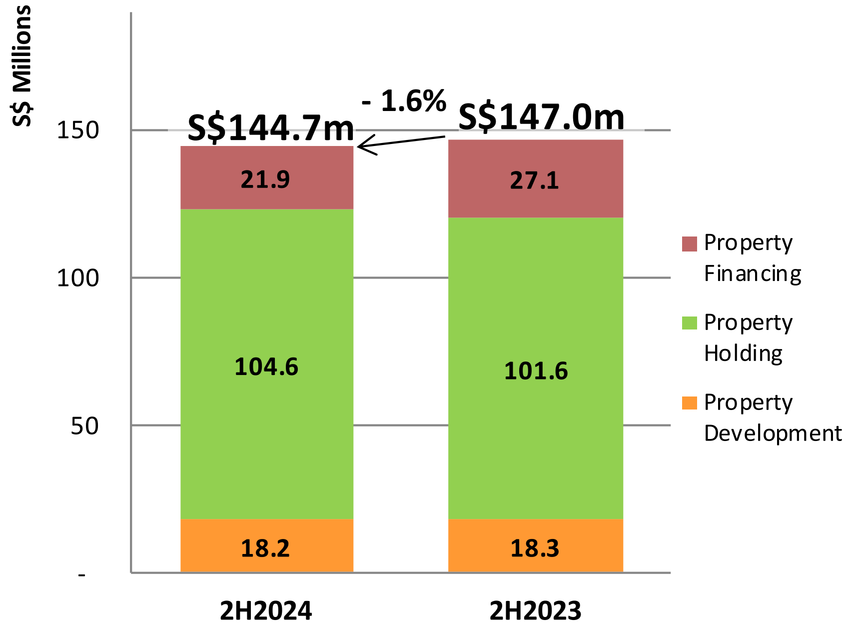
In S$'000	2H2024	2H2023	Change %	FY2024	FY2023	Change %
Revenue	144,686	147,039	(1.6%)	317,559	282,928	12.2%
Gross profit	64,036	66,450	(3.6%)	135,848	131,872	3.0%
Profit before tax	80,327	15,149	430.2%	112,759	27,696	307.1%
Attributable profit [1]	81,093	1,917	n.m.	93,017	12,522	642.8%
Basic EPS (cents)	7.19	0.19	n.m.	8.29	1.29	541.6%
Diluted EPS (cents)	6.53	0.16	n.m.	7.86	1.08	627.8%
Interest cover [2]	3.3x	1.4x	n.a.	2.7x	1.4x	n.a.

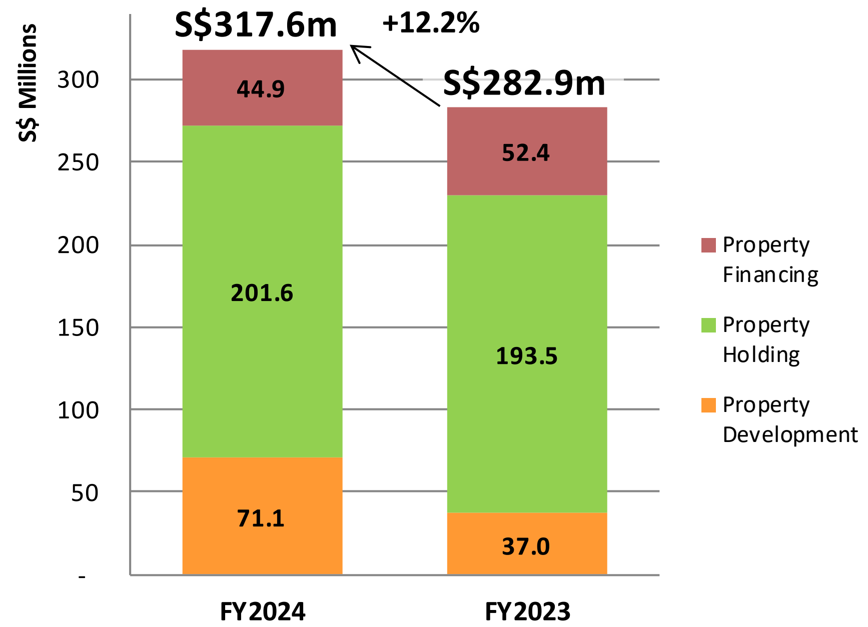
[1] "Attributable profit" refers to profit attributable to equity holders of the Company.

[2] Interest cover = PBT (excluding accounting interest due to or from financial institutions) ÷ net accounting interest expense due to or from financial institutions.

2.2 Statement of Profit or Loss – Revenue

Revenue





Property Development

Revenue remained stable in 2H2024, which was largely from the Primus Bay (24 residential units) and Millennium Waterfront Plot E1 (58 SOHO units), as compared to 2H2023 which was largely from the Primus Bay (3 residential units), Chengdu Cityspring (40 SOHO units) and the Millennium Waterfront Plot A – D (8 retail units).

Property Holding

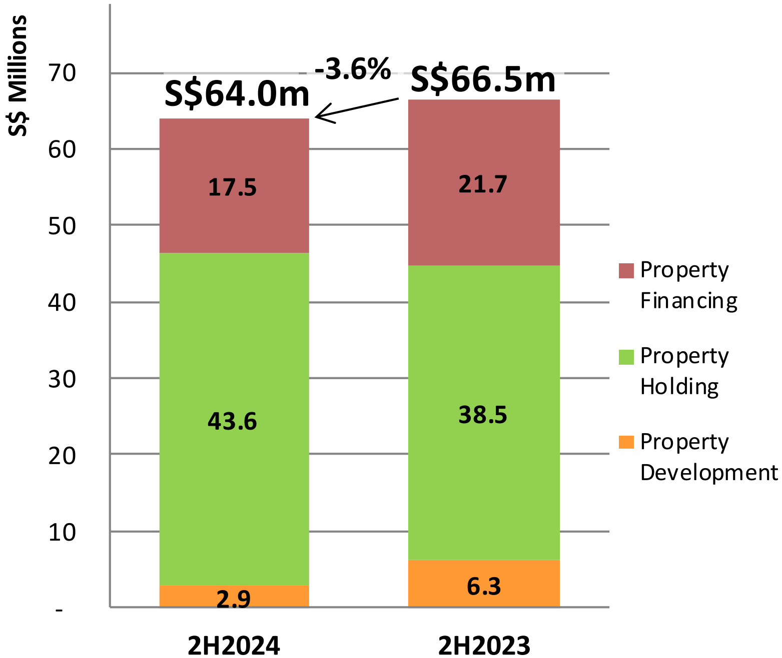
The increase was due mainly to the stronger performance by the Group's European hotel portfolio with higher occupancies and ADR, underpinned by strong travel demand.

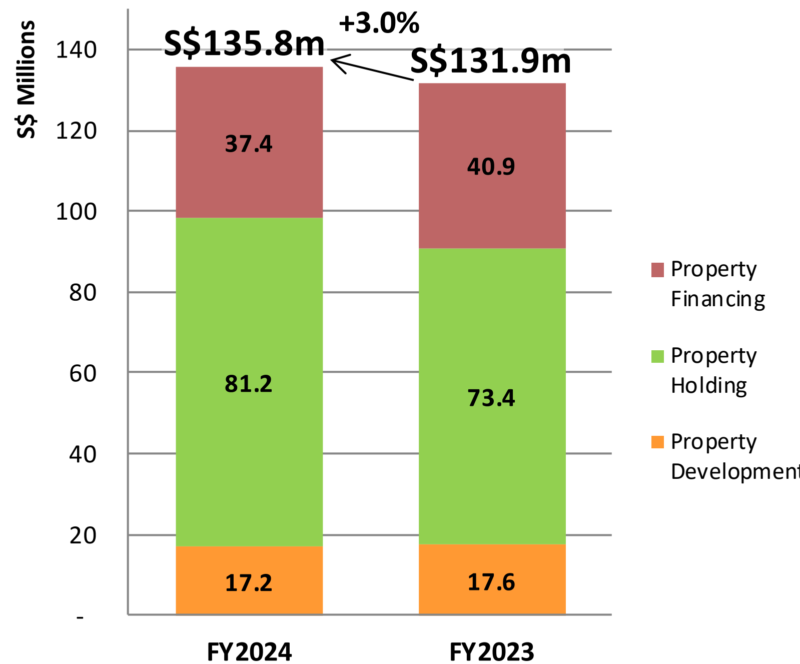
Property Financing

The decrease was due mainly to a lower average PRC PF loan book in 2H2024 as compared to 2H2023, partially offset by a higher Australia PF loan book arising from an increase in loan amounts to JV partners in the 39.9%-owned developer trust and a loan to the previous owner of the club and commercial space in the Sydney House during the period.

2.3 Statement of Profit or Loss – Gross Profit

Gross Profit





Property Development

Despite revenue staying stable, gross profit was lower in 2H2024 due to a different sales mix, as the residential units in the Primus Bay and SOHO units in the Millennium Waterfront Plot E1 have a lower gross profit margin compared to the gross profit margin of the retail units in Millennium Waterfront Plot A – D which were recognised in 2H2023.

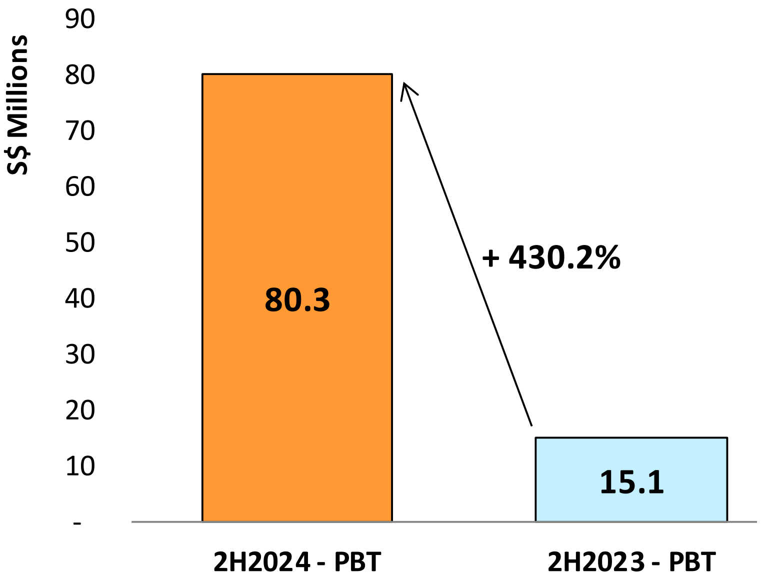
Property Holding

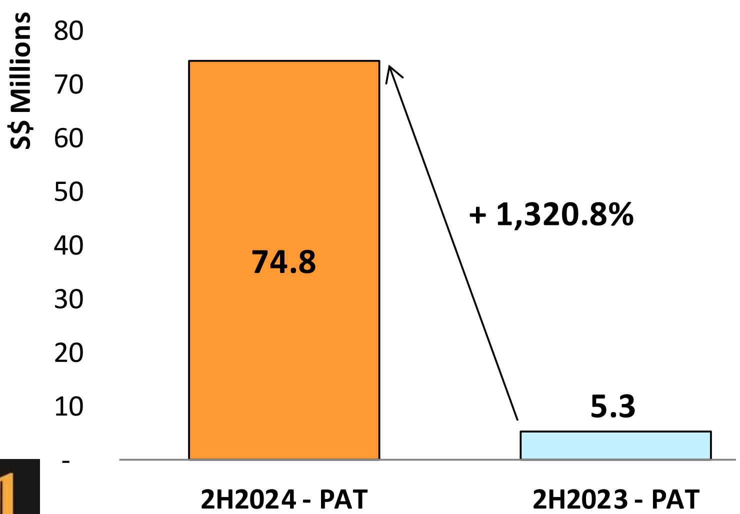
The increase was in line with the higher revenue recognised, with the European hotel portfolio recording higher occupancies and ADR, underpinned by strong travel demand

Property Financing

The decrease was in line with the lower revenue recognised, arising from a lower average PRC PF loan book, which was partially offset by a higher Australian PF loan book.

2.4 Statement of Profit or Loss – 2H2024 vs 2H2023





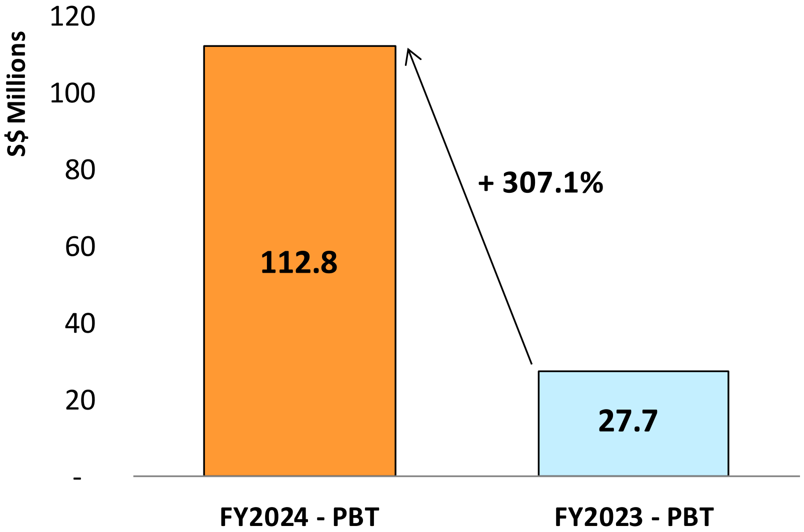
The increase in profit before tax was due mainly to:

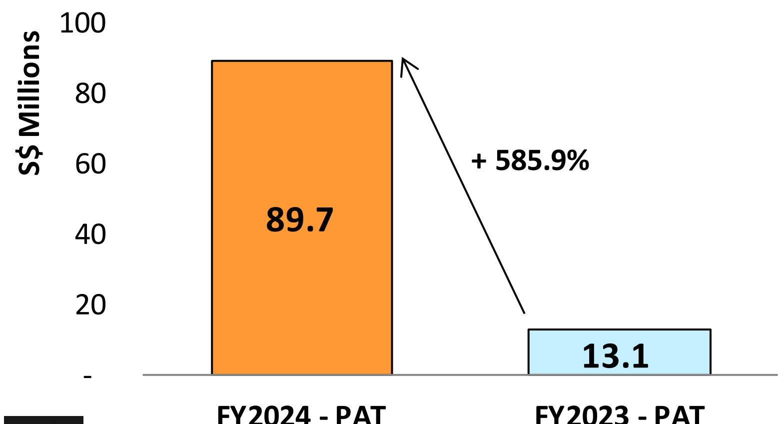
- Higher share of after-tax results of associates and joint ventures due mainly to the first time recognition of share of profit from NSI, as an associated company with effect from 30 September 2024, partially offset by share of losses from several PRC PD projects which arose largely from impairment losses [S$52.3m increase]
- Higher fair value gain on outstanding derivatives [S$30.2m increase]
- Higher net gain on settlement of derivatives that have matured [S$8.0m increase]
- Higher fair value gain on equity investments [S$7.3m increase]
- Higher gross profit contribution from the PH business segment [S$4.7m increase]

Offset by:

- Lower gross profit contribution from the PD and PF business segments [S$7.2m decrease]
- Higher net finance cost due mainly to higher interest rates and average borrowings, as well as the cessation of capitalisation of interest costs due to project completion [S$6.0m decrease]
- Higher administrative expenses due mainly to higher staff bonus, retrenchment costs and professional fees [S$5.5m decrease]
- Higher foreign exchange loss [S$4.7m decrease]
- Lower other gains due mainly to the gain on disposal of the Group’s effective 44.1% interest in the Wan Li Dalingshan Industrial Property recorded in 2H2023 which was absent in 2H2024 [S$3.8m decrease]
- Higher non-cash impairment of goodwill and real estate related assets [S$2.7m decrease]

2.5 Statement of Profit or Loss – FY2024 vs FY2023





The increase in profit before tax was due mainly to:

- Higher share of after-tax results of associates and joint ventures due mainly to the first time recognition of a share of profit from NSI, partially offset by share of losses from several PRC PD projects which arose largely from impairment losses [S$62.1m increase]
- Higher fair value gain on outstanding derivatives [S$48.4m increase]
- Higher net gain on settlement of derivatives that have matured [S$7.6m increase]
- Higher gross profit contribution from the PH business segment [S$7.4m increase]
- Higher fair value gain on equity investments [S$6.7m increase]
- Lower non-cash impairment of goodwill and real estate related assets [S$6.5m increase]

Offset by:

- Higher foreign exchange loss [S$21.0m decrease]
- Higher net finance cost due mainly to higher interest rates and average borrowings [S$15.5m decrease]
- Higher administrative expenses due mainly to higher staff bonus, retrenchment costs and professional fees [S$3.9m decrease]
- Lower gross profit contribution from the PF business segment [S$3.5m decrease]
- Lower other gains due mainly to the gain on disposal of the Group's effective 44.1% interest in the Wan Li Dalingshan Industrial Property recorded in FY2023 which was absent in FY2024 [S$3.5m decrease]

2.6 Statement of Financial Position – Highlights

Statement of Financial Position - Highlights			
In S$'000	31-Dec-24	30-Jun-24	Change %
Total assets	4,909,078	4,806,578	2.1%
Cash	187,772	208,615	(10.0%)
Total debt [1]	1,291,825	1,422,509	(9.2%)
Net asset value (NAV)[2] + PCCS	2,265,605	1,983,553	14.2%
NAV per share (cents)	179.09	175.65	2.0%
Adjusted NAV per share (cents) [3]	160.09	160.85	(0.5%)
Gearing ratio [4]	0.47x	0.58x	n.a.

[1] Comprises gross borrowings of S$1,304.2m net of unamortised upfront fee of S$12.4m and S$1,431.4m net of unamortised upfront fee of S$8.9m as at 31 December 2024 and 30 June 2024 respectively.

[2] NAV excludes Series-3 perpetual convertible capital securities (“PCCS”) of S$243.2m and non-controlling interests.

[3] Adjusted for the full conversion of PCCS and the exercise of all outstanding warrants into ordinary shares.

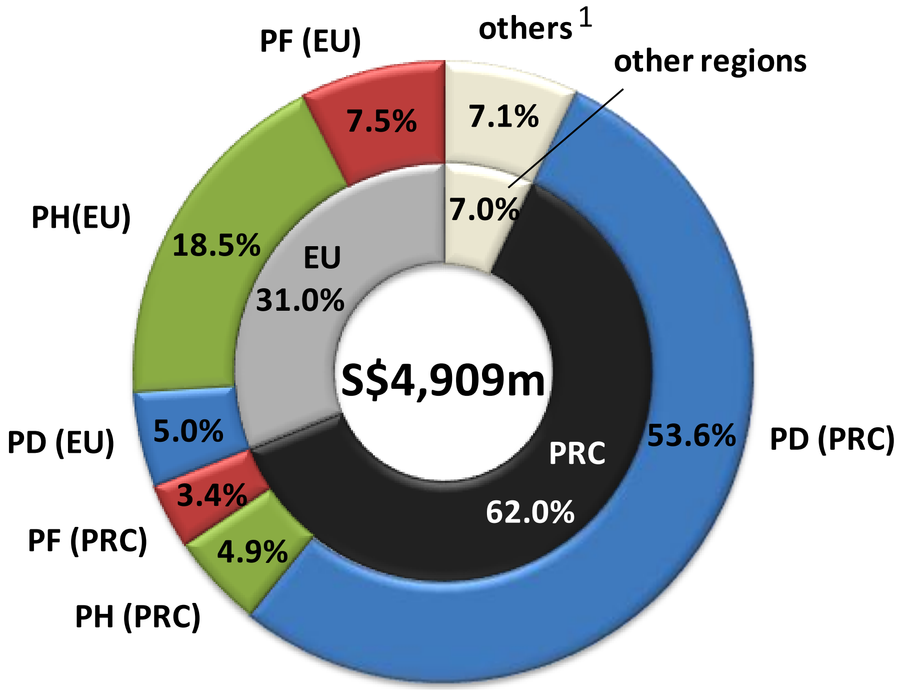
[4] Computed as net debt ÷ total equity including PCCS and non-controlling interests.
Net debt = gross borrowings – cash and structured deposits.

2.7 Statement of Financial Position - Total Assets

Total Assets – by business and geographic segments

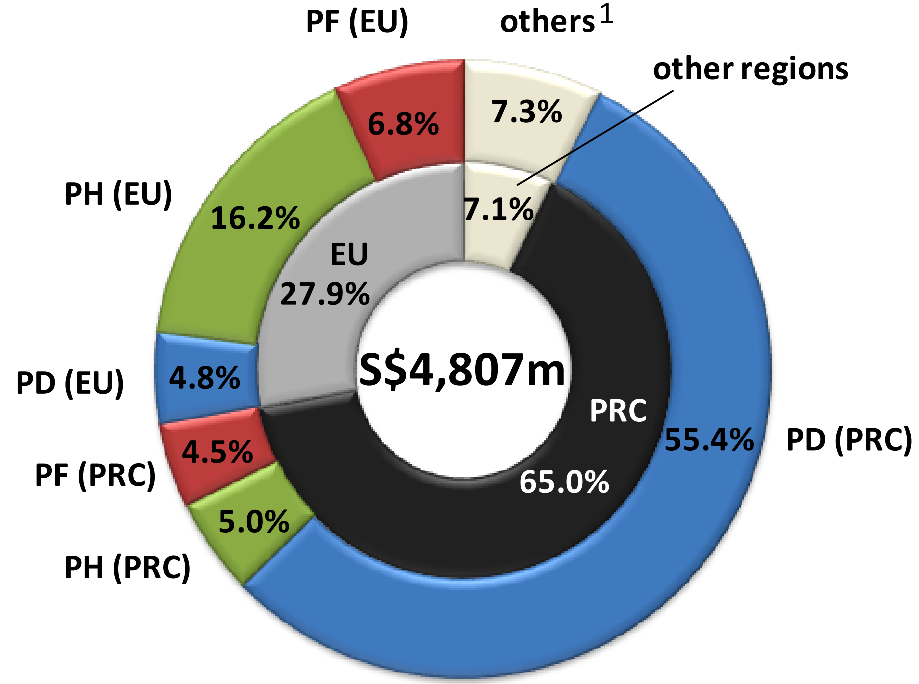
As at 31 December 2024

Total assets: S$4,909m



As at 30 June 2024 (reclassified)[2]

Total assets: S$4,807m



[1] Includes

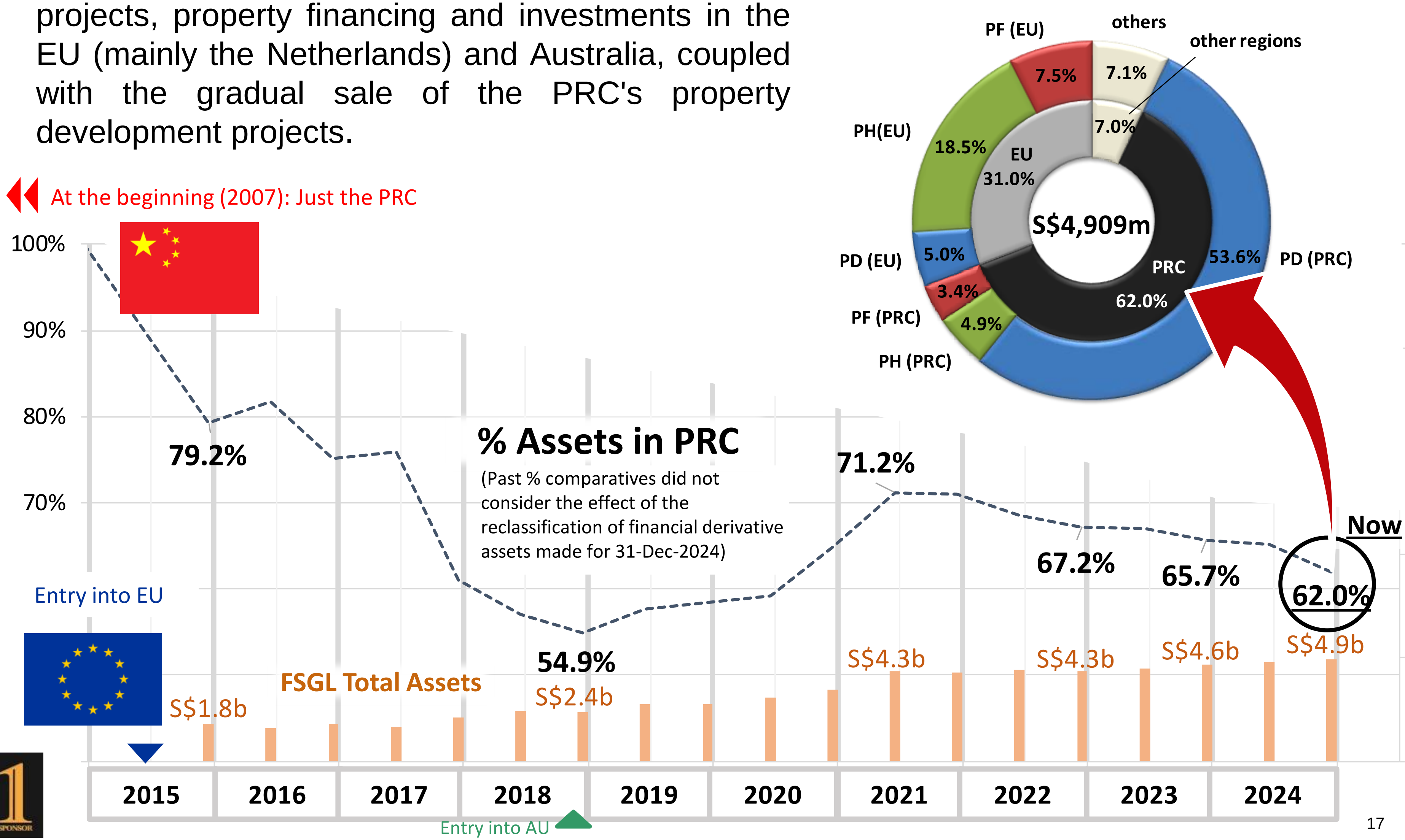
a) PD/PH/PF in Australia;
b) unallocated cash and tax related items in the various regions and
c) financial derivative assets (previously included in the respective segments)

[2] The comparative information as at 30 June 2024 has been reclassified accordingly for the financial derivative assets

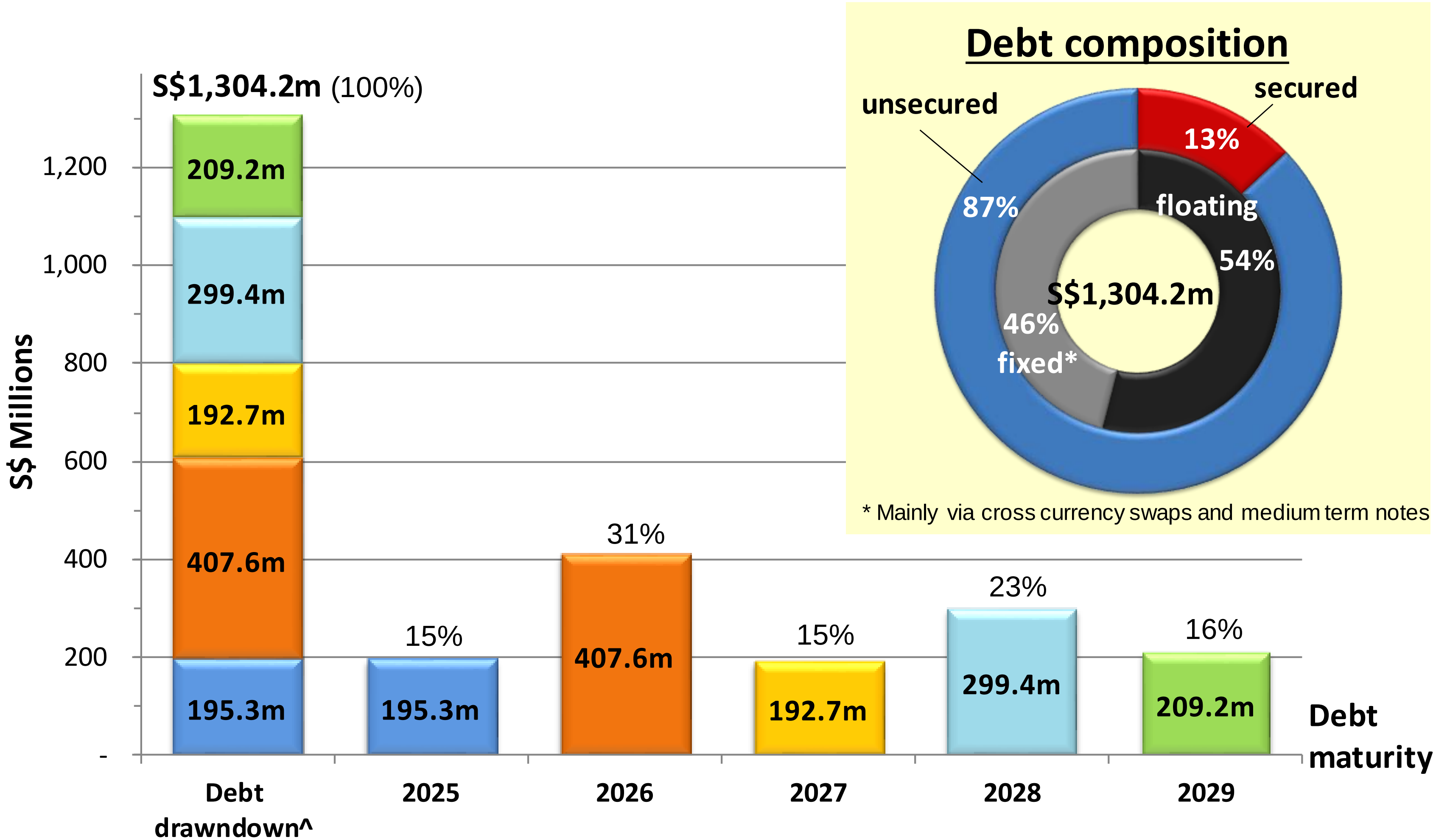
EU = The Netherlands + Germany + Italy
PRC = The People's Republic of China
PD = Property Development
PH = Property Holding
PF = Property Financing

2.7 Statement of Financial Position - PRC Gross Asset Exposure Trend

- As the PRC property development projects under construction are at an advanced stage of development, the Group's asset exposure to the PRC is expected to gradually decrease as the Group progresses with its property development projects, property financing and investments in the EU (mainly the Netherlands) and Australia, coupled with the gradual sale of the PRC's property development projects.



2.8 Debt Maturity and Composition as at 31 December 2024



^ Remaining headroom of S$430.5m of committed credit facilities

- ❑ The Company does not foresee any difficulty in refinancing the debts due in 2025 of which the bulk of them are due in October 2025.

Section 3 Business Updates 2H2024 – Property Development

3.1.1 Property Development – Ongoing PRC Projects (1 of 2)

	Project	Equity %	Type	Total saleable GFA (sqm)	In units (unless otherwise specified)				% of launched GFA sold[1]	Average selling price (RMB psm)
					Total	Launched	Sold as per previous report	Sold[1]		
1	Millennium Waterfront Plot E, Wenjiang, Chengdu	100%	SOHO	195,812	2,957	289	126	129	44%	7,200
			Commercial[2]	87,965	Not applicable	-	-	-	-	-
2	Skyline Garden, Wanjiang, Dongguan	27%	Residential	131,879	1,194	1,194	1,192	1,191	~100%	38,300
			SOHO	66,581	764	764	550	535	37%	15,100
3	Time Zone, Humen, Dongguan	17.3%	Residential	296,564	2,370	2,062	1,731	1,797	85%	34,400
			SOHO	367,400[3]	5,820	948	764	758	80%	18,100
			Commercial[4]	357,100	Not applicable	3,800 sqm	3,800 sqm	3,800 sqm	100%	37,300
4	Fenggang Project, Dongguan	18%	Residential	Pending land tender conditions		-	-	-	-	-
5	Primus Bay, Panyu, Guangzhou	95%	Residential	162,372	1,498	539	136	141	24%	22,600

[1] Unless otherwise specified, for this and subsequent slides for the property development projects in the PRC, the term "sold" includes sales as at 18 February 2025 under option agreements or sale and purchase agreements as the case may be, and "sold %" is calculated based on GFA.

[2] Comprises a commercial building (73,300 sqm) and a portion of the retail podium (14,700 sqm).

[3] 268,900 sqm of the 367,400 sqm SOHO component, along with the office and hotel components mentioned in footnote 4, are currently under discussion with the authority regarding the potential rezoning of a substantial portion of the originally approved commercial GFA into residential GFA.

[4] Comprises office (198,100 sqm), hotel (40,000 sqm), shopping mall (99,400 sqm) and other commercial/retail space (19,600 sqm).

3.1.1 Property Development – Ongoing PRC Projects (2 of 2)

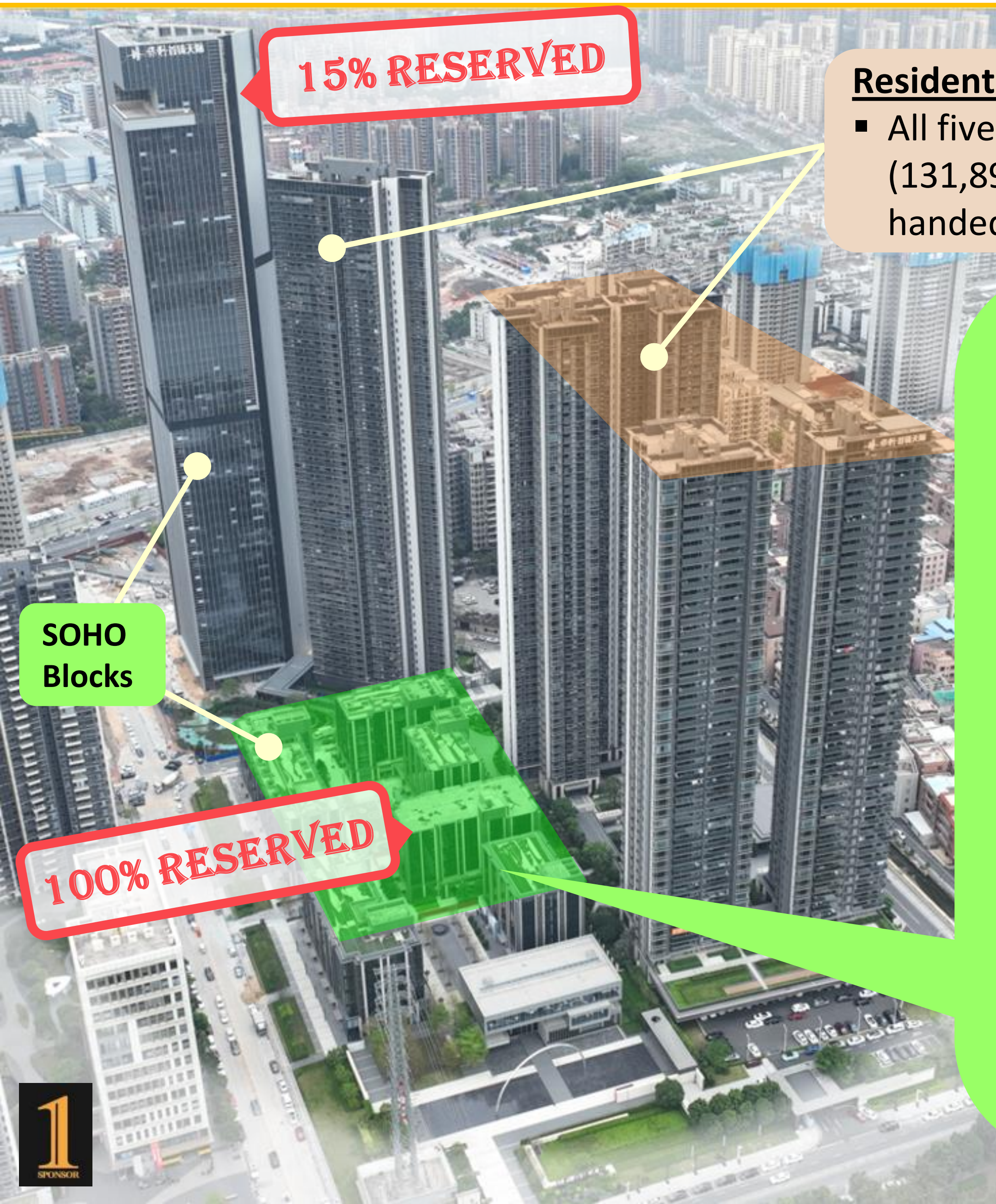
	Project	Equity %	Type	Total saleable GFA (sqm)	In units (unless otherwise specified)				% of launched GFA sold	Average selling price (RMB psm)
					Total	Launched	Sold as per previous report	Sold		
6	Central Mansion, Humen, Dongguan	36%	Residential	82,448	562	386	97	119	29%	35,100
			SOHO	26,244	102	-	-	-	-	-
7	Exquisite Bay, Dalingshan, Dongguan	46.6%	Residential	147,657	1,240	271	100	107	36%	24,200
8	Egret Bay, Wanjiang, Dongguan	27%	Residential	71,119	383	383	194	207	53%	39,300
9	The Brilliance, Shilong, Dongguan	100%	Residential	93,523	819	323	61	64	20%	21,200
10	Kingsman Residence, Shijie, Dongguan	50%	Residential	154,896	1,228	308	66	71	22%	19,500

	Total saleable GFA (sqm)	Total units
Total Residential	**1,140,458**	**9,294**
Total SOHO	**656,037**	**9,643**
Total (Residential + SOHO)	**1,796,495**	**18,937**

3.1.1 Property Development – Inventory Stock of Ongoing PRC Projects

	Project	Equity %	Type	Inventory sold / (return) since 6-Feb-2024		Remaining inventory as at 18-Feb-2025		[B] / [A]
				Units	GFA (sqm) [A]	Units	GFA (sqm) [B]	
1	Millennium Waterfront Plot E1, Wenjiang, Chengdu	100%	SOHO	18	1,153	2,099	141,741	123
2	Skyline Garden, Wanjiang, Dongguan	27%	SOHO	(48)	(8,987)	229	41,839	n.m.
3	Time Zone, Phase 1, Humen, Dongguan	17.3%	Residential	181	24,080	573	82,055	3.4
			SOHO	7	618	382	33,843	55
4	Primus Bay, Panyu, Guangzhou	95%	Residential	39	3,867	1,357	148,079	38
5	Central Mansion, Humen, Dongguan	36.0%	Residential	34	4,965	443	65,611	13
			SOHO	0	0	102	26,244	n.m.
6	Exquisite Bay, Dalingshan, Dongguan	47%	Residential	24	2,888	1,133	134,463	47
7	Egret Bay, Wanjiang, Dongguan	27%	Residential	61	10,738	176	33,754	3.1
8	The Brilliance, Shilong, Dongguan	100%	Residential	16	1,794	755	86,569	48
9	Kingsman Residence, Shijie, Dongguan	50%	Residential	21	2,717	1,157	146,004	54
			Total Residential	**376**	**51,049**	**5,594**	**696,535**	**14**
			Total SOHO	**(23)**	**(7,216)**	**2,812**	**243,667**	**n.m.**
			Total (Residential + SOHO)	**353**	**43,834**	**8,406**	**940,203**	

3.1.2 Property Development – Skyline Garden, Wanjiang, Dongguan (27%-owned)



Residential Apartment Blocks

~100% SOLD

- All five blocks of 1,194 units (131,891 sqm) were ~100% sold and handed over prior to FY2024

SOHO Blocks

- Seven blocks of 764 SOHO units (66,581 sqm) and 4,400 sqm of retail space
- Low-rise SOHO blocks would be eligible for sale from July 2025, whereas the high-rise SOHO block would be eligible for sale from around 1Q2027 in accordance with the minimum holding period of two years from completion date as per the land tender conditions
- All six low-rise SOHO blocks (498 units) have been reserved by purchasers and substantially paid off in cash, including the two river-facing blocks which were reserved by the Group
- 37 units of the high-rise SOHO block (266 units) have been reserved by purchasers with cash deposits paid

3.1.3 Property Development – Time Zone, Humen, Dongguan (17.3%-owned)

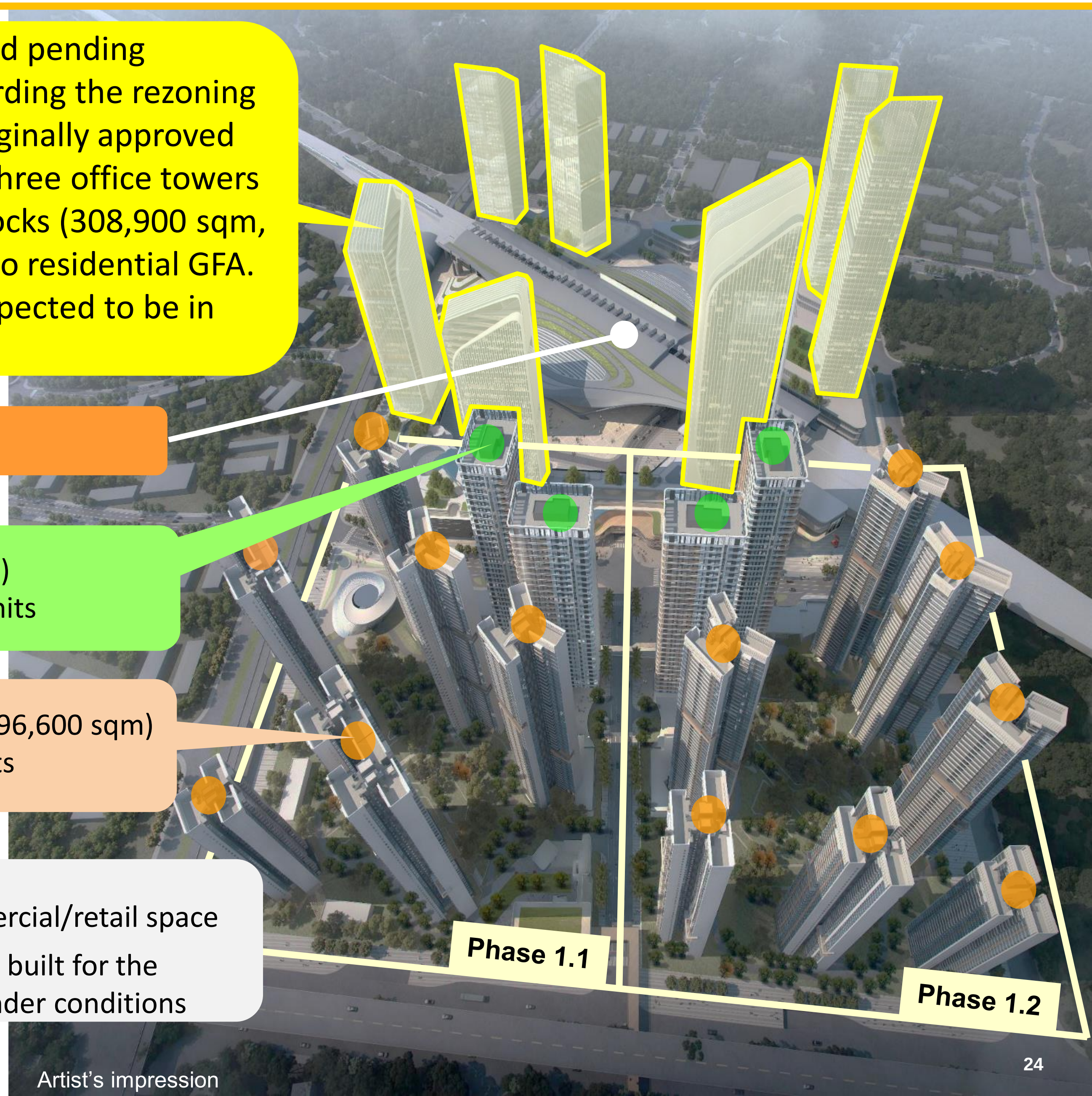
Construction has been put on hold pending approval from the authority regarding the rezoning of a substantial portion of the originally approved commercial GFA, encompassing three office towers (198,100 sqm) and four SOHO blocks (308,900 sqm, including a 40,000 sqm hotel), into residential GFA. Completion for the rezoning is expected to be in 1H2025.

<u>Shopping Mall</u> (99,400 sqm)

<u>Four SOHO Loft Blocks</u> (98,500 sqm)
- Four blocks of 1,140 SOHO loft units

<u>13 Residential Apartment Blocks</u> (296,600 sqm)
- 13 blocks of 2,370 residential units

<u>Others:</u>
- Approx. 19,600 sqm of commercial/retail space
- Other general amenities to be built for the authorities as per the land tender conditions



Artist's impression

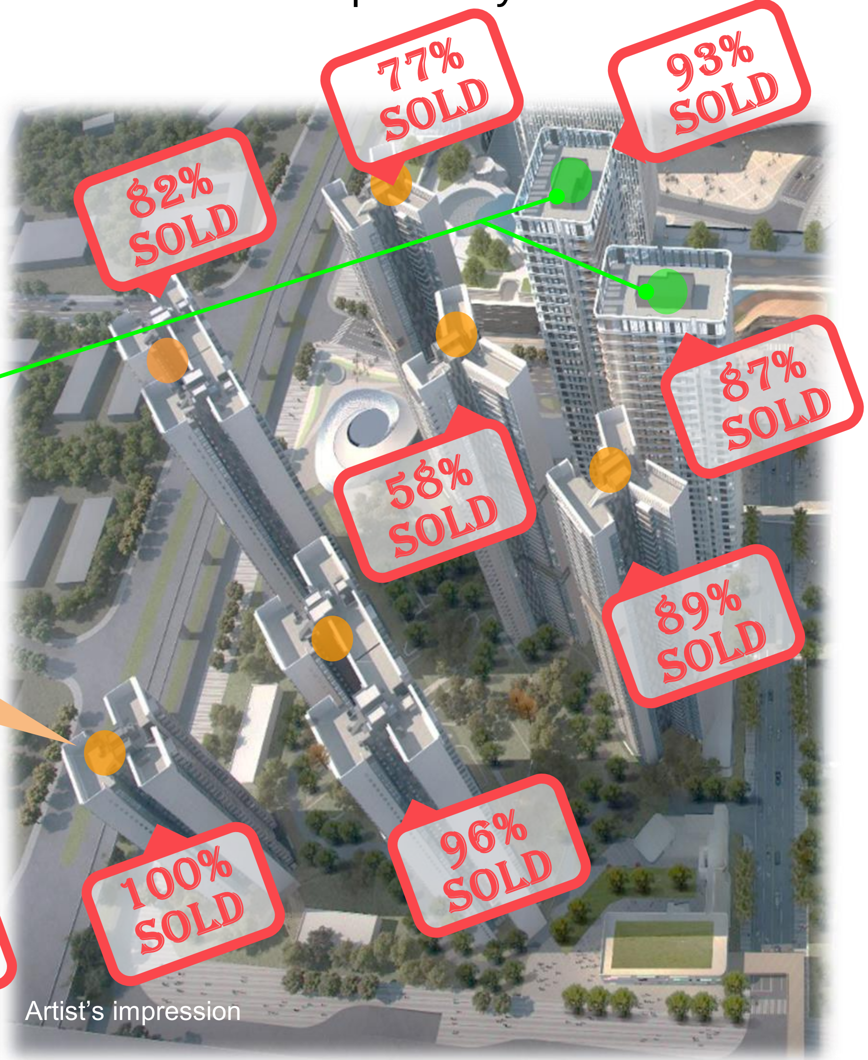
3.1.3 Property Development – Time Zone, Humen, Dongguan (17.3%-owned)

- Phase 1.1 has commenced handovers for all of its six residential blocks and two SOHO loft blocks. Phase 1.2 began handover of two residential blocks in late 2024, with the remaining five residential blocks and two SOHO blocks expected to commence handovers in batches in 2025.

3.1.3 Property Development – Time Zone Phase 1.1 (17.3%-owned)

- All six residential apartment blocks and two SOHO loft blocks in Phase 1.1 have been launched for presales and achieved sales rates of 85% and 90% respectively.

- All these blocks have subsequently commenced their handovers, with the latest handovers occurring in 4Q2024 for the final residential block and both SOHO blocks.



Two SOHO Loft Blocks (648 units, 55,100 sqm)

- The SOHO units were sold at an average selling price of approximately RMB18,700 psm
- The effective land cost for the commercial component of the entire project is approx. RMB3,100 psm ppr

Six Residential Apartment Blocks (1,274 units, 158,700 sqm)

- The residential units were sold at an average selling price of approximately RMB35,600 psm on a furnished basis
- The effective land cost for the residential component of the entire project is approx. RMB15,400 psm ppr

Ground Level Retail (4,300 sqm):

- 100% of the 2,300 sqm launched for pre-sale has been sold at an average price of approximately RMB36,900 psm
- The remaining 2,000 sqm pertains to the sales office and will not be available for sale in the foreseeable future

100% SOLD

3.1.3 Property Development – Time Zone Phase 1.2 (17.3%-owned)

Two SOHO Loft Blocks (492 units, 43,400 sqm)
- One SOHO block has been launched for pre-sale and units were sold at an average selling price of approximately RMB16,400 psm

Seven Residential Apartment Blocks (1,096 units, 137,900 sqm)
- The residential units were sold at an average selling price of approximately RMB32,500 psm on a furnished basis

Ground Level Retail (1,900 sqm)

100% SOLD

- Out of the total 1,900 sqm of retail space, 100% of the 1,500 sqm launched for pre-sale has been sold at an average price of approximately RMB37,900 psm

- In total, five residential apartment blocks and one SOHO loft block have been launched for pre-sales, achieving sales rates of 87% and 58% respectively. Two of these five residential apartment blocks have commenced handover to buyers in November 2024.
- Pre-sales for the last two residential apartment blocks (308 units) and the remaining SOHO loft block (192 units) are expected to be launched at a later stage.

3.1.4 Property Development – Central Mansion, Humen, Dongguan (36%-owned)

- The 36%-owned Central Mansion has launched four residential apartment blocks (386 units) for pre-sales and achieved a sales rate of 28% with an average selling price of approximately RMB35,100 psm. Two of these residential apartment blocks commenced handover on 31 December 2024.
- All buildings in the Phase 1 of Central Mansion have either been completed or are near completion, while construction of Phase 2, comprising one residential block and one SOHO block, is on hold at ground level.

Comprises :

- Seven blocks of 562 residential units (82,448 sqm)
- Three blocks of 102 SOHO units (26,244 sqm)
- Approx. 3,584 sqm of saleable storage space and 3,361 sqm of commercial/retail space

The Group's all-in land cost amounted to approximately RMB14,200 psm ppr

3.1.5 Property Development – Fenggang Project, Dongguan (18%-owned)

- The project company will put up the residential development land for sale through a public land tender conducted by the Dongguan Land Bureau. In this way, the project company no longer needs to directly pay the land conversion premium.
- The project company may also participate in the land tender process which is expected to take place in 2H2025. In the event the public land tender is won by a third party, the project company will be compensated for the costs previously incurred in resettling the original inhabitants.

<u>Fenggang Project</u>
Site area : 33,400 sqm
(predominantly residential land)

3.1.6 Property Development – Primus Bay, Panyu, Guangzhou (95%-owned)

- The 95%-owned Primus Bay has launched six residential apartment blocks (539 units) for pre-sales and achieved a sales rate of 24% with an average selling price of approximately RMB22,600 psm.
- These six launched blocks have commenced handover of the sold units in 2024.

- Predominantly residential project comprising 19 blocks of 1,498 units (162,372 sqm)
- The Group's land cost in the project is approximately RMB8,000 psm ppr

3.1.7 Property Development – Exquisite Bay, Dalingshan, Dongguan (46.6%-owned)

- The 46.6%-owned Exquisite Bay has launched three residential apartment blocks (271 units) for pre-sales and achieved a sales rate of 36% with an average selling price of approximately RMB24,200 psm.
- The project commenced its first handover of the sold residential units in mid-2024.

- Predominantly residential project comprising 12 blocks of 1,240 units (147,657 sqm)
- The Group's land cost in the project is approximately RMB14,600 psm ppr

3.1.8 Property Development – Egret Bay, Wanjiang, Dongguan (27%-owned)

- The 27%-owned Egret Bay has launched all seven of its residential apartment blocks (383 units) for pre-sales, with the latest block launched in August 2024. It has achieved a sales rate of 53% with an average selling price of approximately RMB39,300 psm.
- The project is expected to commence its first handover of the sold residential units in 2Q2025.

Artist's impression

- Residential project comprising seven blocks of 383 units (71,119 sqm)
- The Group's land cost in the project is approximately RMB22,400 psm ppr

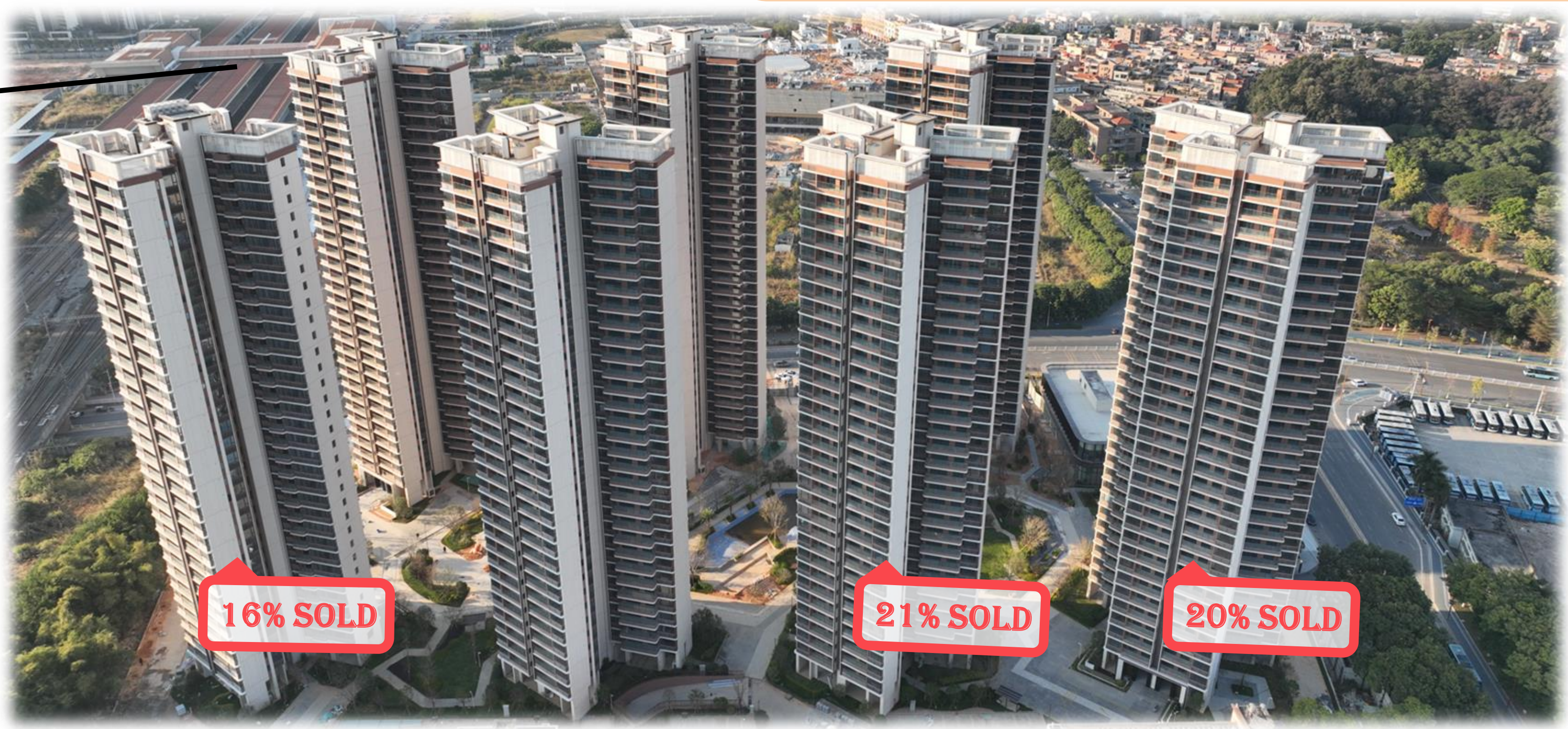
3.1.9 Property Development – The Brilliance, Shilong, Dongguan (100%-owned)

- The wholly-owned The Brilliance has launched three residential apartment blocks (323 units) for pre-sales and achieved a sales rate of 20% with an average selling price of approximately RMB21,200 psm.

- The project is expected to commence its first handover of the sold residential units in March 2025.

- Predominantly residential project comprising seven blocks of 819 units (93,523 sqm)
- The Group’s land cost in the project is approximately RMB10,900 psm ppr

Train station



3.1.10 Property Development – Kingsman Residence, Shijie, Dongguan (50%-owned)

- The 50%-owned Kingsman Residence has launched three residential apartment blocks (308 units) for pre-sales in September 2023 and achieved a sales rate of 22% with an average selling price of approximately RMB19,500 psm.
- The project is expected to commence its first handover of the sold residential units in March 2025.

- Predominantly residential project comprising 11 blocks of 1,228 units (154,896 sqm)
- The Group's land cost in the project is approximately RMB10,200 psm ppr

3.1.11 Property Development – Millennium Waterfront, Wenjiang, Chengdu (100%-owned)

- **Plot E1** comprises two SOHO blocks of 2,228 units (150,500 sqm) and 29,800 sqm of retail space. Plot E1 has commenced handover of the sold SOHO units in May 2024.
- Construction at **Plot E2** has halted as the Group is working on a re-design of the development.

- **Plot F** comprises 15 levels of 781 SOHO loft units which were 99% sold and handed over, and 5 lower levels of commercial and retail space (LFA of 28,100 sqm) which have been operational since January 2021.

- **Plot G** comprises (i) the 458-room Crowne Plaza Chengdu Wenjiang hotel and 150-room Holiday Inn Express Chengdu Wenjiang Hotspring hotel which commenced operations since December 2016; and (ii) a hotspring facility which commenced operations since October 2017.

Artist's impression

3.1.11 Property Development – Millennium Waterfront Plot E1, Wenjiang, Chengdu (100%-owned)

Two SOHO Blocks (2,228 units, 150,507 sqm)

- 289 units (19,704 sqm) have been launched for pre-sales and 129 units were sold at an average selling price of RMB7,200 psm.
- Commenced first handover of the sold units in May 2024.
- Unsold units from one of the SOHO blocks have been marketed for leasing, for which, 150 units (11,497 sqm or 16% of these unsold units) have been leased to third parties, including hotel and office operators.

Retail podium of 29,800 sqm (LFA) at lower floors of the two SOHO blocks, retained for long term recurring income.

3.2 Property Development – Ongoing Amsterdam Redevelopment Projects

	Project	Equity %	Residential			Office	Completion Date / Status
			GFA (sqm)	Units	Social/Mid/Free ratio[1]	GFA (sqm)	
1	Dreeftoren	100%	27,890	312	20%:40%:40%	20,231 (includes a commercial plinth)	Office : 3Q2025 Residential : 4Q2026
2	Meerparc	100%	30,000	t.b.d	0%:55%:45%	20,000	Ongoing discussions with the municipality regarding the development plan
3	Prins Hendrikkade property	100%	468	5	all free sector units	3,245	4Q2025
	Total		**58,358**			**43,476**	

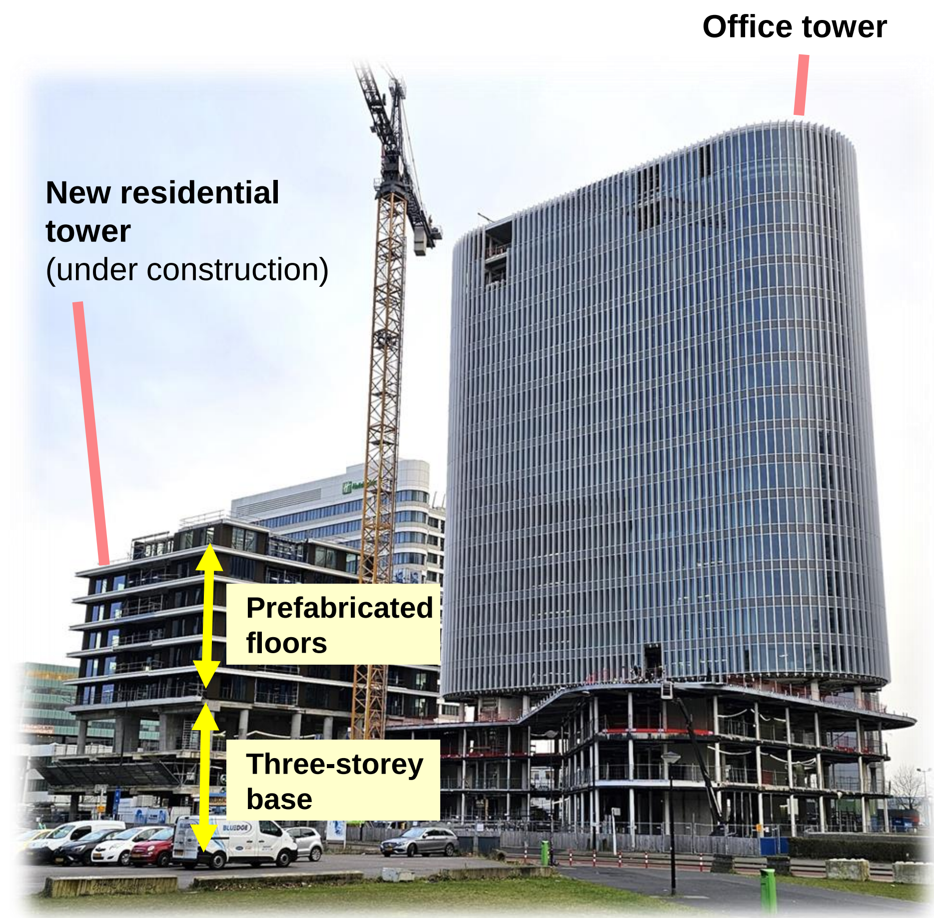
[1] Residential mix ratio of social housing sector, mid-rent sector and free sector by units

3.2.1 Property Development – Dreeftoren Amsterdam (100%-owned)

- The Dreeftoren redevelopment project in Amsterdam Southeast comprises (i) a refurbished and enlarged 20-storey office tower (GFA: 20,231 sqm), (ii) a new 3-storey commercial plinth, and (iii) a new 130-metre residential tower with 312 apartments (GFA: 27,890 sqm).

- The Group is assessing the impact on the timeline for the residential tower arising from the technical challenges faced during the construction of the three-storey base. This includes the recent temporary construction halt since early January 2025 to conduct additional verification testing, following the installation of the first prefabricated floors above the base in 4Q2024.

- Work on the office tower is ongoing, with completion expected in 3Q2025. However, the occupation of the office tower may be affected by the delay in the residential tower's timeline.



3.2.2 Property Development – Meerparc Amsterdam (100%-owned)

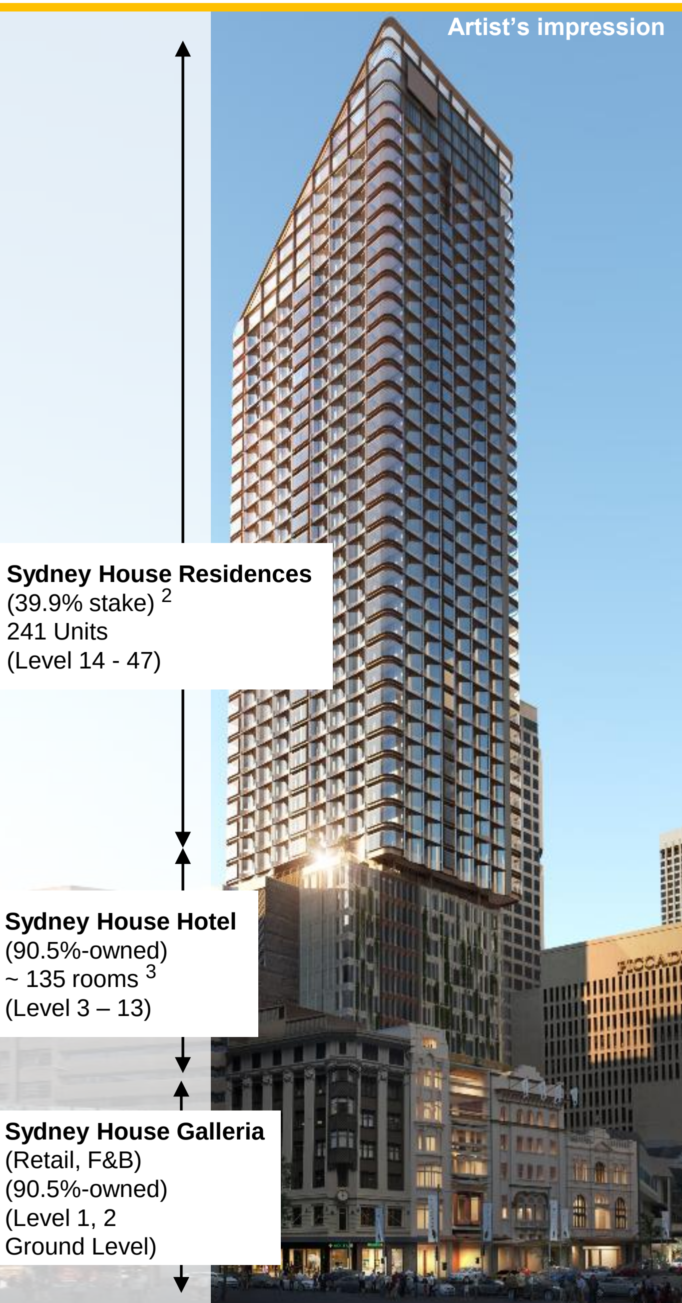
- The freehold Meerparc redevelopment project involves transforming the current 19,130 sqm office (70%) and industrial (30%) property into a 50,000 sqm mixed residential (60%) and office (40%) property. The residential portion will comprise 55% mid-rent and 45% free-sector apartments.
- To incorporate the new national law on affordable housing enacted on 1 July 2024 in the Netherlands, the Group is working with the municipality to finalise and sign the various agreements related to the redevelopment in 1Q2025, with construction estimated to commence in 2026.
- Prior to the redevelopment, part of the existing building will serve as the temporary office premises of Van Doorne N.V., the tenant of the adjacent Zuiderhof I property, which is scheduled to undergo a major renovation starting in mid-2025.

3.2.3 Property Development – Prins Hendrikkade Property Amsterdam (100%-owned)

- The redevelopment project for the Prins Hendrikkade property involves renovating the existing four adjacent monumental buildings to accommodate approximately 2,500 sqm LFA of office space and five free-sector rental residential units.

- Following the municipality's approval of the building permit in November 2024, renovation work is expected to commence in early April 2025 and be completed before the end of 2025.

3.3 Property Development – Sydney House[1]



- Construction of the Sydney House has been progressing well since its commencement in March 2023 and is expected to be completed in 3Q2027.
- As at 18 February 2025, the main contractor's works are approximately 44% completed based on working days for the contract works.

[1] Previously known as Pitt Street Central project or City Tattersalls Club project

[2] The Group has a 39.9% effective economic interest in the development of the 241 residential apartment units

[3] Includes 25 rooms on levels 3 and 4 which are in the process of being converted, pending approval

Section 4 Business Updates 2H2024 – Property Holding

4.1 FY2024 Non-Cash Fair Value Adjustments/Impairment Charges

In S$'000	Asset level Fair Value (Impairment)/Gain	Share %	Impact to the Group's Net Profit
Dutch Office Portfolio	**(8,054)**		**(1,909)**
- Mondriaan Tower Amsterdam (FSMC)	(10,277)	33%	(2,516)
- Munthof Amsterdam (FSMC)	(1,719)	33%	(421)
- Berg & Bosch Bilthoven (FSMC)	(608)	33%	(149)
- Oliphant Amsterdam (FSMC)	419	33%	103
- Adjustment for fair value loss under FSMC not recognised in FY2024	12,185	33%	2,984
- Zuiderhof I Amsterdam	(8,788)	33%	(2,152)
- Allianz Tower Rotterdam	734	33%	242
European Hotel Portfolio	**(19,613)**		**(8,937)**
- Dutch Bilderberg hotel portfolio	(29,084)	95%	(25,271)
- Le Méridien Frankfurt	(25,395)	50%	(10,688)
- Utrecht Centraal Station hotels	13,372	100%	13,372
- Arena Towers Amsterdam	16,871	100%	12,518
- Hilton Rotterdam	4,623	33%	1,132
PRC Investment Properties	**14,071**		**10,570**
- Millennium Waterfront Plot E retail podium, Chengdu	15,035	100%	11,276
- FS Han Mai Mall, Shanghai	(738)	100%	(553)
- East Sun portfolio, Dongguan	(226)	90%	(153)
PRC Development Properties	**(261,030)**		**(73,478)**
- 122 residential units & 122 carparks at Oasis Mansion, Dongguan	(24,658)	100%	(24,658)
- Central Mansion, Dongguan	(56,108)	36%	(19,547)
- Time Zone, Dongguan	(128,418)	17.3%	(16,676)
- Skyline Garden, Dongguan	(44,996)	27%	(9,112)
- The Pinnacle, Chang'an	(5,508)	60%	(2,478)
- Millennium Waterfront Plot E retail podium, Chengdu	(1,342)	100%	(1,007)
Total	**(274,626)**		**(73,754)**
Total (FY2023)	*(78,590)*		*(35,895)*

The share of net fair value loss (amounting to approx. S$3.0 million) on these properties under the 33%-owned FSMC was not recognised in FY2024, as FSMC's carrying amount was capped at €1

The PRC property development impairment table is only placed in this slide for the ease of reference to non-cash P&L adjustments relating to fair value adjustments and impairment charges in FY2024

- The Group recognised a net attributable fair value loss and impairment charges of S$73.8 million in FY2024.

4.1 Non-cash P&L Items (Fair Value and Impairment) from FY2020 to FY2024

In S$'m	Impact to the Group's Net Profit					FY2020 to FY2024
	FY2020	FY2021	FY2022	FY2023	FY2024	
Dutch Office Portfolio	**3.7**	**12.9**	**(15.2)**	**(14.5)**	**(1.9)**	**(15.0)**
EU Hotel Portfolio (Dutch, German, Milan)	**(16.6)**	**(20.9)**	**(40.8)**	**2.7**	**(8.9)**	**(84.5)**
PRC	**(7.6)**	**(1.1)**	**(20.0)**	**(24.1)**	**(63.0)**	**(115.8)**
Total	**(20.5)**	**(9.1)**	**(76.0)**	**(35.9)**	**(73.8)**	**(215.3)**

- ➢ The Dutch office portfolio has recorded fair value losses since FY2022 as Euro interest rates started to increase. The fair value losses have been reduced over the past two years with better than expected operating performance and a slower rate of increase in office capitalisation rates.
- ➢ The EU hotel portfolio incurred significant impairment loss from FY2020 to FY2022 as hotel operations were significantly affected by the Covid-19 pandemic. The negative non-cash P&L items in relation to the EU hotel portfolio in FY2024 relate to certain hotels in the Dutch Bilderberg hotel portfolio, and Le Méridien Frankfurt which was undergoing major renovation.
- ➢ The PRC property market has gone through a very difficult period, with no meaningful improvement despite the easing of property-related measures and pro-market fiscal and monetary policies introduced by the PRC government in 2H2024. The Group remains cautiously optimistic about an eventual turnaround.

4.2 Property Holding – European Property Portfolio[1] Operating Performance

In €'000	2H2024	2H2023	Change %	FY2024	FY2023	Change %
Dutch office income [1]	**11,194**	**11,583**	**(3.4%)**[2]	**22,982**	**21,876**	**5.1%**
European hotel income	**16,132**	**14,296**	**12.8%**	**29,638**	**24,844**	**19.3%**
- Operating hotels [3]	13,858	12,068	14.8%[4]	25,137	20,481	22.7%
- Leased hotels [5]	2,274	2,228	2.1%	4,501	4,363	3.2%
Total	**27,326**	**25,879**	**5.6%**	**52,620**	**46,720**	**12.6%**

1 Does not include properties owned by NSI and their associated income.

2 Due mainly to the loss of income from the lease terminations of most tenants in Meerparc Amsterdam at the end of 2023 in anticipation of its redevelopment, offset partially by the full half-year income contribution from the Allianz Tower Rotterdam which was acquired in September 2023 and the higher income contribution from Mondriaan Tower Amsterdam. To date, the occupancy at Mondriaan Tower Amsterdam has recovered to 90%, following the departure of its anchor tenant Delta Lloyd in early 2022, which had occupied nearly 40% of the building before its exit.

3 Includes the Dutch Bilderberg hotel portfolio, Hilton Rotterdam, Bilderberg Bellevue Hotel Dresden, Hampton by Hilton Utrecht Centraal Station, Crowne Plaza Utrecht Centraal Station and Le Méridien Frankfurt.

4 Due mainly to better trading results from the increased occupancy rate for the Dutch operating hotels, as well as the reopening of the Bilderberg Hotel De Keizerskroon and the Bilderberg Europa Hotel Scheveningen, which underwent major renovations in 2023.

5 Comprises the Holiday Inn and Holiday Inn Express at Arena Towers Amsterdam.

Excluding the three Amsterdam development properties; namely, Dreeftoren, Meerparc and Prins Hendrikkade property, the Dutch office portfolio and European leased hotels (LFA: 134,286 sqm, 93% occupancy) have a WALT of approximately 5.9 years.

4.3 Property Holding – European Hotels[1] Operating Performance

	2H2024	2H2023	Change	FY2024	FY2023	Change
Occupancy	72.7%	68.2%	4.5%	69.3%	65.1%	4.2%
ADR	€ 132	€ 133	(0.8%)	€ 133	€ 133	-
Revenue	€ 67.63m	€ 63.69m	6.2%	€ 130.08m	€ 121.96m	6.7%
EBITDA	€ 13.86m	€ 12.07m	14.8%	€ 25.14m	€ 20.48m	22.8%

- The hotel portfolio reported strong revenue results and was able to increase its 2H2024 revenue by 6.2% to €67.6 million (2H2023: €63.7 million) and its FY2024 revenue by 6.7% to €130.1 million (FY2023: €122.0 million). The increase in revenue was mainly driven by higher occupancy of 72.7% in 2H2024 (2H2023: 68.2%) and 69.3% in FY2024 (FY2023: 65.1%). The increase in occupancy was largely attributable to the Dutch Bilderberg hotel portfolio and the two Utrecht Centraal Station hotels.
- As a result of the increase in revenue, the hotel portfolio improved its earnings before interest, tax, depreciation, and amortisation ("**EBITDA**") to €13.9 million in 2H2024 (2H2023: €12.1 million) and €25.1 million in FY2024 (FY2023: €20.5 million).

[1] Comprises two 100%-owned Utrecht Centraal Station hotels, eleven 95%-owned hotels in the Dutch Bilderberg hotel portfolio, 94.9%-owned Bilderberg Bellevue Hotel Dresden, 50%-owned Le Méridien Frankfurt and 33%-owned Hilton Rotterdam.

4.3 Property Holding – European Hotels Operating Performance

- The Dutch Bilderberg hotel portfolio was able to increase its occupancy to 71.8% in 2H2024 (2H2023: 63.5%) and 67.3% for FY2024 (FY2023: 59.3%), leading to a full-year FY2024 EBITDA of €9.3 million (FY2023: €6.0 million). The higher occupancy can be attributable to the reopening and improved performance of the Bilderberg Europa Hotel Scheveningen and Bilderberg Hotel De Keizerskroon, both of which underwent extensive renovations in 2023.

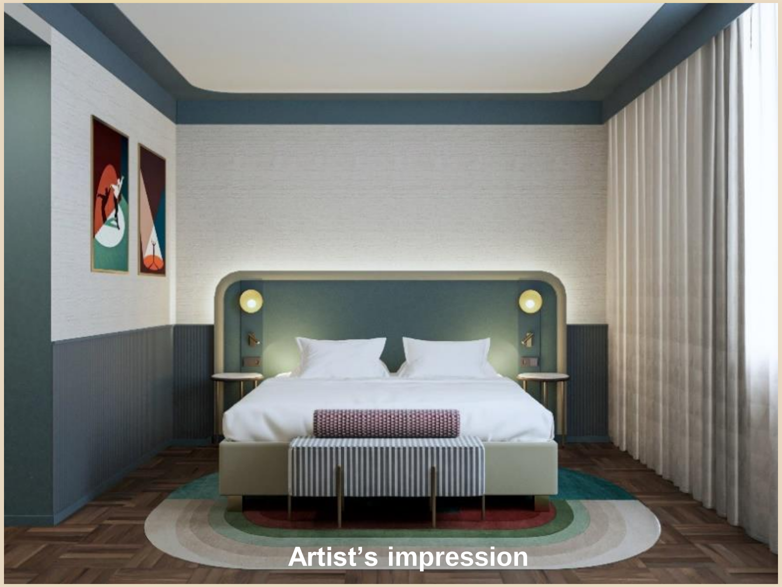
- The two Utrecht Centraal Station hotels, namely The Hampton by Hilton and Crowne Plaza Utrecht Centraal Station, continued their strong performance and were able to further increase their occupancy in 2H2024 to 89.9% (2H2023: 88.1%) and in FY2024 to 88.4% (FY2023: 86.1%). Combined with a higher ADR and improved meeting revenue, this led to a stronger FY2024 EBITDA of €6.5 million (FY2023: €5.5 million).

- In late 2024, the Group commenced the major renovation project at the 50%-owned Le Méridien Frankfurt. The project involves the complete refurbishment of all 80 rooms in the Palais wing and the addition of 29 new rooms to the current 300-room inventory, and is expected to be completed in 3Q2025. The Group expects the permit for the additional rooms to be granted by March 2025.

4.4 Property Holding – Puccini Hotel Milan, Tapestry Collection by Hilton (100%-owned)

- The renovation of the wholly-owned bare-shell Puccini Milan hotel is progressing well with completion expected in 3Q2025.
- The application for a variation to the building permit is currently in progress.
- The hotel is located on the busy street of Corso Buenos Aires in Milan. Upon completion, the hotel will be operated as the Puccini Hotel Milan, Tapestry Collection by Hilton, a 4-star, 59-room hotel, under a franchise agreement with Hilton.
- In November 2024, the Group and Hilton approved the mockup room prepared by the contractor, marking a key step forward in the renovation process.


Artist's impression


Artist's impression

4.5 Property Holding – Chengdu Wenjiang Hotels[1] Operating Performance

	2H2024	2H2023	Change	FY2024	FY2023	Change
Occupancy	53.5%	55.6%	(2.1%)	50.9%	53.8%	(2.9%)
ADR	RMB 332	RMB 357	(7.0%)	RMB 334	RMB 361	(7.5%)
Revenue	RMB 39.00m	RMB 47.77m	(18.4%)	RMB 76.89m	RMB 91.44m	(15.9%)
EBITDA	RMB 8.02m	RMB 10.27m	(21.9%)	RMB 14.67m[2]	RMB 21.16m	(30.7%)

- The PRC economic situation remained challenging in 2H2024, leading to lower demand from the events and meetings segment. As a result, the hotels recorded lower occupancy rates, ADR and lower F&B revenue which resulted in a lower EBITDA of RMB8.0 million (2H2023: RMB10.3 million).
- Due to the weaker demand across the entire year, FY2024 experienced a similar drop in results, with the hotels recording a lower EBITDA for FY2024 amounting to RMB14.7 million (FY2023: RMB21.2 million). Despite the drop, FY2024 still marked the second-strongest EBITDA recorded by the hotels since commencement of operations.

[1] Comprises the two 100%-owned Crowne Plaza Chengdu Wenjiang and Holiday Inn Express Chengdu Wenjiang Hotspring hotels

[2] 1H2024 EBITDA, previously disclosed as RMB7.85 million, has been restated to RMB6.65 million to reflect adjustments for certain owners' expenses which were not accounted for in the 1H2024 Investor Presentation dated 25 July 2024.

4.6 Property Holding – Investment in NSI

- In FY2024, the Group has become the largest shareholder[1] of NSI with an approximately 22.0% equity stake in its total issued share capital.
- Following the appointment of the Group CEO and Executive Director of the Company to the NSI Supervisory Board on 30 September 2024, the investment in NSI has been reclassified from an investment carried at fair value through profit or loss to being accounted for as an associated company of the Group from the appointment date.
- Based on the unaudited financial statements[2] as at 31 December 2024, the Group recognised a share of profit from NSI amounting to S$93.3 million which has been included in the Group's 2H2024 profit.
- NSI has a portfolio of 44 office properties with a market value of approximately €1,000 million across the Netherlands as at 31 December 2024.

[1] Based on the substantial shareholding filing with the Dutch Authority for the Financial Markets (AFM)

[2] NSI 4Q2024 unaudited results published on 28 January 2025 (https://nsi.nl/ir/nsi-publishes-2024-preliminary-results/)

4.6 Property Holding – Investment in NSI

- In 4Q2024, NSI completed the disposal of an office property in Eindhoven, while acquiring Sypesteyn, an 8,500 sqm, 8-storey office building situated directly adjacent to Utrecht Central Station.
- As at 31 December 2024, 88% of its total portfolio value was located in the four largest cities in the Netherlands, namely Amsterdam, Rotterdam, Utrecht, and The Hague, with 55% of the total portfolio value attributed to Amsterdam alone. Vacancy rate as at 31 December 2024 was 5.1%, down slightly from 5.2% as at 31 December 2023.
- Net property income for FY2024 was €61.1 million, reflecting an increase of 4.5% compared to FY2023.
- The NSI board has proposed a final dividend of €0.82 per share. If approved, this will amount to a full-year FY2024 dividend of €1.57 per share, approximately 3.3% higher than that for FY2023.

4.7 Property Holding – Completion Timeline of Significant Capex Projects

3Q2025

- Dreeftoren Office
- Puccini Hotel Milan (Tapestry Collection by Hilton)
- Le Méridien Frankfurt (refurbishment of 80 rooms + 29 new rooms)

4Q2025[1]

- Prins Hendrikkade property

4Q2026[2]

- Dreeftoren Residential

3Q2027

- Sydney House Hotel / Galleria

2028

- Meerparc

[1] Expected completion has been delayed from the 3Q2025 reported in the last quarter's slide, due to the late receipt of the building permit in November 2024

[2] Expected completion has been delayed from the 2Q2026 reported in the last quarter's slide, due to the technical challenges faced in the construction of the three-storey base, including the recent temporary construction halt in 1Q2025 for additional verification testing

4.8 Property Holding – New Lease entered at Zuiderhof I, Amsterdam (33%-owned)

- In January 2025, the Group signed a 10-year lease extension for approximately 10,000 sqm of office space (comprising approximately 80% of the existing lettable space) at the 33%-owned Zuiderhof I office in the Amsterdam CBD with its existing sole tenant, Van Doorne N.V. (“**Van Doorne**”). Van Doorne has occupied the property even before the acquisition of the property by the Group in February 2015.
- The new 10-year lease, which includes a five-year extension option for the tenant, is expected to commence in August 2026 following a major renovation and refurbishment of the property, which aims to achieve a BREEAM In-Use Excellent rating upon completion.
- The tenant will be temporarily relocated to the neighbouring office building, the Group's Meerparc property, while Zuiderhof I undergoes the major renovation.
- The Group is expected to occupy most of the remaining space (approximately 2,600 sqm) in the rejuvenated building as its European headquarters.

E1 Retail Podium (29,800 sqm)

- The retail podium, located on the lower floors of the two SOHO blocks at Millennium Waterfront Plot E1, will be retained for long term recurring income and has been reclassified from development properties to investment properties during FY2024.
- Approximately 79% of the retail podium has been leased.
- Active engagement is currently underway with prospective tenants for the remaining space.
- A substantial number of the first tenants had begun their operations by June 2024.
- Some of the tenants include:

Artist's impression

SCB 四川银行

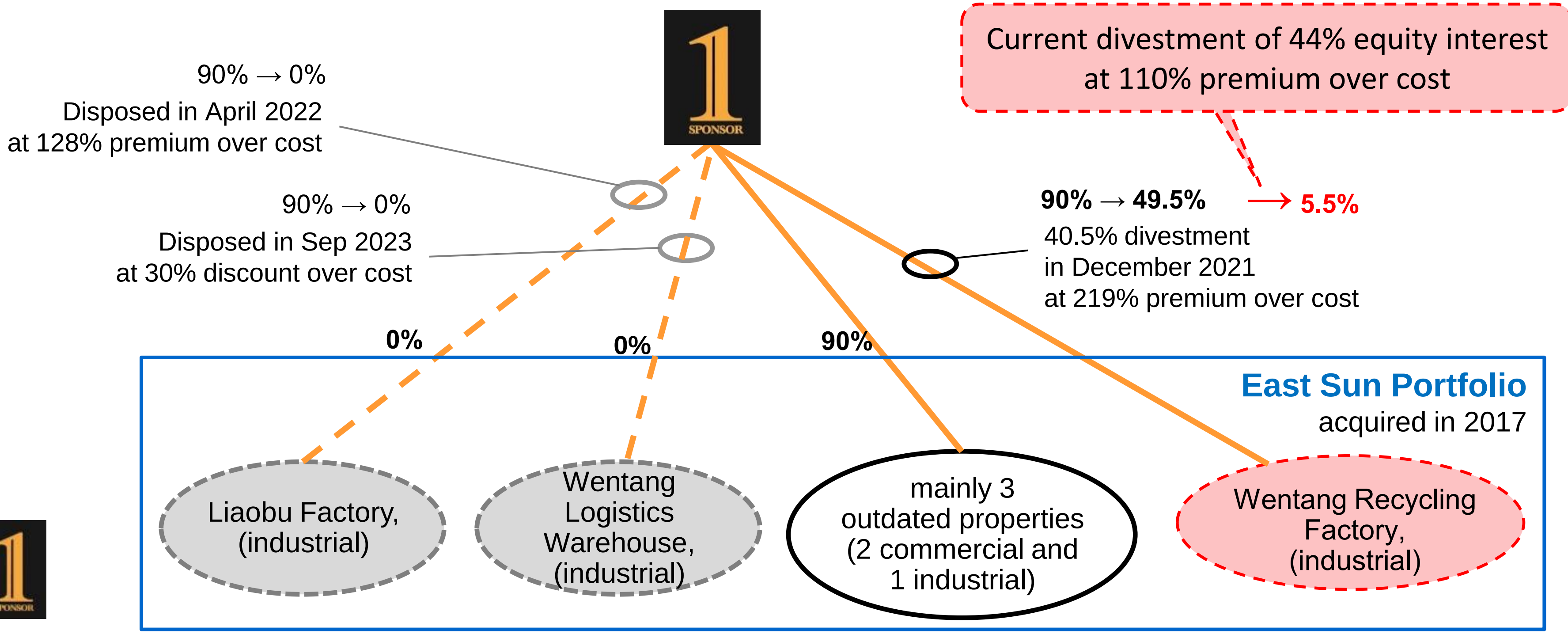
Pizza Hut

HUAWEI

STARBUCKS

4.10 Property Holding – Update on East Sun Wentang Recycling Factory (49.5%-owned)

- The Wentang Recycling Factory, an industrial property in Dongguan, is part of the 90%-owned East Sun Portfolio. In December 2021, the Group divested a 40.5% effective equity interest in the Wentang Recycling Factory at a premium of 219% over its allocated cost.
- In December 2024, the Group entered into an agreement to further divest a 44% equity interest in the Wentang Recycling Factory, valuing the property at approximately RMB84.8 million. This represents a premium of approximately 110% over the cost to the Group. To-date, the Group has received a deposit of RMB16 million. The divestment is expected to be completed in March 2025, after which the Group will continue to hold a 5.5% interest in the property.



Section 5 Business Updates 2H2024 – Property Financing

5.1 Property Financing - Overview of Financial Performance

In S$'000	2H2024	2H2023	Change %	FY2024	FY2023	Change %
Secured PRC PF debt	8,810	16,086	(45.2%)[1]	20,282	29,123	(30.4%)
PF loans to the Group's members						
- European associates and JVs	9,237	8,627	7.1%[2]	18,306	19,181	(4.6%)
Secured Sydney PF loans	3,873	2,432	59.3%[3]	6,303	4,073	54.8%
Total PF revenue	**21,920**	**27,145**	**(19.2%)**	**44,891**	**52,377**	**(14.3%)**

[1] Due mainly to a lower average PRC loan book.

[2] Due mainly to a higher average EU loan book.

[3] Due mainly to (a) an increase in loan amounts to JV partners in the 39.9%-owned developer trust for the Sydney House, and (b) a loan to the previous owner of the club and commercial space in the Sydney House for the period from July 2024 to September 2024.

5.2 Property Financing – PRC PF Loan Book

	Average PRC PF loan book for the year to date ended	PRC PF loan book as at
31 December 2024	RMB1,014.3m (S$188.5m)	RMB858.8m (S$160.0m)
30 June 2024	RMB1,049.3m (S$196.0m)	RMB1,036.9m (S$193.7m)

5.3 Property Financing – PRC Loan in Default

- In June 2023, the Group disbursed a loan of RMB579.5 million to a partnership in the PRC, secured by, among others, the 100% beneficiary rights of a trust arrangement held by the partnership, which ultimately owns a completed residential project in 450 Hongfeng Road, Pudong New Area, Shanghai.
- The residential project comprises (i) a high-rise building with 140 apartments (total GFA of 9,710 sqm) which used to operate as Citadines serviced apartments, (ii) seven low-rise buildings with 28 loft apartments (total GFA of 4,950 sqm) which were substantially leased, and (iii) 1,000 sqm of commercial space. In preparation for the sale of these apartments, the borrower terminated the operations of the serviced apartments for the high-rise building and all leases for the low-rise buildings, and invested further equity to renovate the apartments.
- Based on a May 2024 bank valuation report, the project was valued at RMB1,370 million, with the 140 high-rise apartments estimated at RMB790 million, the 28 loft apartments at RMB540 million, and the 1,000 sqm of commercial space at RMB40 million. This translated to a loan-to-valuation ("**LTV**") ratio of 42% for the disbursed RMB579.5 million at that time.
- The original loan maturity date was June 2024, but was extended to 31 December 2024 under certain additional terms which included a loan amortisation and mortgage release schedule ("**Agreed Schedule**").

5.3 Property Financing – PRC Loan in Default

- In early October 2024, the borrower made two loan repayments using new equity funds. The Group subsequently released the mortgage on 72 apartment units from the lower floors of the high-rise building ("**Released Units**"). However, the borrower only managed to repay RMB18.5 million out of the RMB185 million due on 30 October 2024 ("**Due Amount**") per the Agreed Schedule. At this point, the outstanding balance had been reduced by RMB203.7 million to RMB375.8 million and the LTV has been reduced to 39% based on the mortgaged property collaterals.
- In December 2024, as the granting of multiple grace periods for the remaining Due Amount to be paid did not materialise, the Group initiated legal action against the borrower in the Shanghai court for breaching the Agreed Schedule and to recover, amongst others, the outstanding loan principal of RMB375.8 million. Preservation orders were successfully placed on all "first mortgaged" properties under the loan, as well as the Released Units. Considering the outstanding loan principal against the valuation of approximately RMB1.4 billion for the mortgaged properties and the Released Units which have been placed on "first caveat" by the Group, the "claim-to-preservation value" ratio is at a comfortable level of 27%.
- The first hearing has been scheduled to take place in March 2025.

Thank You

For enquiries, please contact:

Mr Leonard Gerk
Senior Vice President – Financial Planning & Analysis
First Sponsor Group Limited
Email: ir@1st-sponsor.com.sg

Disclaimer

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