

Press Release

THE GROUP REPORTED A NET LOSS OF S\$92.8 MILLION FOR 1H2026.

NOTWITHSTANDING THE NET LOSS RECORDED IN 1H2026, THE GROUP REMAINS IN A STABLE FINANCIAL POSITION AS IT: (I) LED TWO SEPARATE CONSORTIUMS OF EXISTING AND NEW BUSINESS PARTNERS TO ACQUIRE THE 207-ROOM CROWNE PLAZA AMSTERSTAM SOUTH HOTEL AND THE 122-ROOM ANDAZ AMSTERDAM PRINSENGRACHT HOTEL IN APRIL 2026 AND JUNE 2026 RESPECTIVELY; (II) ENTERED INTO BINDING AGREEMENTS IN JULY 2026 TO, INTER ALIA, ACQUIRE THE REMAINING 5% EQUITY INTEREST IN THE DUTCH BILDERBERG HOTEL PORTFOLIO AND TAKE OVER THE MANAGEMENT OF THE HOTEL OPERATIONS FROM THE EXITING MINORITY SHAREHOLDER, SUBJECT TO A WORKS COUNCIL CONSULTATION PROCESS; AND (III) ENTERED INTO A BINDING AGREEMENT IN JULY 2026 TO ACQUIRE THE REMAINING 50% EQUITY INTEREST IN THE KINGSMAN RESIDENCE PROJECT COMPANY.

THE GROUP REMAINS IN A FINANCIALLY SECURE POSITION NOT ONLY TO NAVIGATE THE ECONOMIC CHALLENGES ARISING FROM GEOPOLITICAL UNCERTAINTIES AND DIFFICULT MARKET CONDITIONS, BUT ALSO TO CAPITALISE ON ANY FAVOURABLE BUSINESS OPPORTUNITIES THAT MAY ARISE.

Singapore, 3 August 2026 – Singapore Exchange Main Board-listed First Sponsor Group Limited (“**First Sponsor**” or the “**Company**”, and together with its subsidiaries, associated companies and joint ventures, the “**Group**”) today announced the Group’s unaudited financial results for the six months ended 30 June 2026 (“**1H2026**”).

Financial Highlights

In S\$'000	1H2026	1H2025	Change %
Revenue	136,726	153,889	(11.2%)
(Loss)/profit attributable to equity holders of the Company	(92,846)	18,978	N.M.
Total comprehensive (loss)/income attributable to equity holders of the Company	(65,412)	12,710	N.M.

- The Board has approved an interim tax-exempt (one-tier) cash dividend of 1.1 Singapore cents per share for FY2026, which is the same as that of last year.

- As at 30 June 2026, the Group's gross assets deployed in the People's Republic of China ("**PRC**") in proportion to its total consolidated assets ("**PRC Asset Exposure**") declined to a historical low of less than 50%. While the acquisition of the remaining 50% equity interest in the Kingsman Residence project company may result in the PRC Asset Exposure increasing to more than 50%, it is expected to be temporary and will revert to less than 50% over time with the progressive sale and monetisation of the Group's PRC development property portfolio, as well as the continued expansion of the Group's non-PRC business operations.
- The European property portfolio recorded a net operating income of €25.5 million in 1H2026 (1H2025: €24.7 million). This was underpinned by stronger performance from the office portfolio and contributions from the two Amsterdam leased hotels newly acquired in April and June 2026, but partially offset by weaker trading results from the Dutch Bilderberg hotel portfolio, mainly brought about by the refurbishment of 81 guest rooms at the Hotel de Bilderberg from January to end April 2026. With the (i) opening of the Puccini Hotel Milan on 30 January 2026, (ii) new income streams from the two newly acquired Amsterdam leased hotels, and (iii) expected income following the completion of the PHK16-19 Amsterdam and the Drive Tower redevelopments in 2H2026, and the Live Tower Amsterdam redevelopment in 1Q2027, the recurring income from the European property portfolio will be further enhanced. The Group aims to further grow its recurrent income base in the property holding segment.

Mr Neo Teck Pheng, Group Chief Executive Officer, said

“The Group reported a net loss of S\$92.8 million for 1H2026. The operating environment became more challenging amidst escalating geopolitical and trade tensions, including the conflict in the Middle East, alongside the sustained weakness in the PRC real estate market.

As was previously highlighted, most of the Group’s assets are invested overseas and are not S\$ denominated. The Group has largely hedged its foreign currency exposure (mainly in €, CNH, and A\$) using foreign currency debts and financial derivatives to protect its shareholders’ funds. In relation to this hedging strategy, the financial derivative portfolio of the Group recorded a net unrealised mark-to-market loss of S\$33.2 million for 1H2026 mainly attributable to the appreciation of CNH and A\$ against the S\$, partially offset by the depreciation of € against S\$ during the period. At the same time, the Group also recognised a net loss of S\$10.7 million from the financial derivatives that matured in 1H2026. The aforesaid net P&L loss has been substantially mitigated by a net translation gain of S\$27.4 million on the net assets of the foreign subsidiaries, associates and joint ventures of the Group recorded in reserves that arose from the net strengthening of the foreign currencies against S\$, thereby supporting the Group’s foreign exchange hedging strategy to protect shareholders’ funds, with the overall impact remaining largely neutral.

An impairment charge of S\$36.7 million was recognised for 1H2026 in respect of the 122 residential units (including related VAT recoverable) held by the Group in the Humen Oasis Mansion Project, following an unfavourable outcome in the related legal proceedings received by the Group in July 2026. The Group has filed an appeal against the judgments and will continue to vigorously defend its position in the ongoing legal proceedings.

The Group has been progressively reducing its PRC Asset Exposure, which had declined to a historical low of less than 50% as at 30 June 2026. While the acquisition of the remaining 50% equity interest in the Kingsman Residence project company may result in the PRC Asset Exposure increasing to more than 50%, it is expected to be temporary and will revert to less than 50% with the progressive sale and monetisation of the Group’s development property portfolio in the PRC, as well as the continued expansion of the Group’s non-PRC business operations.

Notwithstanding the net loss recorded in 1H2026, the Group demonstrated its financial resilience and successfully pursued multiple strategic acquisitions during the period. On 17 April 2026, the Group led a consortium of existing and new business partners to acquire the Crowne Plaza Amsterdam South hotel, located in the heart of the Amsterdam CBD, valuing the hotel at €58.1 million and the seller not pricing a one-month equivalent interest-bearing rent receivable. The 207-room hotel, a perpetual leasehold property with a GFA of 12,920 sqm, is leased until 31 December 2043. Following the acquisition, the Group owns a 33% equity interest in the hotel.

In addition, the Group led another consortium of existing and new business partners on 5 June 2026 to acquire the 122-room Andaz Amsterdam Prinsengracht hotel. The freehold mixed-use property comprises the 10,618 sqm GFA hotel (including basement parking) which is leased until 31 December 2042, and 1,374 sqm GFA of office space which is currently fully leased. The property was acquired for a net purchase price of €93.5 million, with the Group owning a 33% equity interest.

The Group also entered into binding agreements in July 2026 to, inter alia, acquire the remaining 5% equity interest in the Dutch Bilderberg hotel portfolio and take over the management of the hotel operations from the exiting minority partner, subject to a works council consultation process. This transaction is expected to generate savings in expenses through the elimination of management fees payable to the exiting minority partner while simultaneously enhancing efficiency across the Group's hotel platform. Upon completion which is targeted to take place on or around 30 September 2026, the Group would be managing all its owned hotels, except for four Amsterdam hotels that are on long-term leases, the Bilderberg Dresden and the Hilton Rotterdam. This milestone reflects the Group's continued efforts to enhance its in-house hotel management capabilities as it progressively increases the number of hotels under its direct management.

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Sales of the Group's existing PRC property development projects, which are largely completed, remained slow in 1H2026 amidst the continued weak property market sentiment. While the Group continues to adopt a long-term perspective on project sales, it will also closely monitor market developments and adjust its sales strategy where appropriate.

The Group has also entered into a binding agreement in July 2026 to acquire the remaining 50% equity interest in the Kingsman Residence project company for a consideration of RMB220 million, of which RMB70 million is deferred to late January 2027. This opportunistic acquisition values the seller's 50% share of the unsold inventories at a significant discount to the current average selling price of the project. As such, the Group will achieve a meaningful average down effect on the breakeven selling price for the project after the acquisition.

The Group remains in a financially secure position not only to navigate the economic challenges arising from geopolitical uncertainties and difficult market conditions, but also to capitalise on any favourable business opportunities that may arise.”

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Please refer to the Group's unaudited condensed interim financial statements for 1H2026 and the investor presentation slides dated 3 August 2026 for a detailed review of the Group's performance and prospects. For media enquiries, please contact:

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About First Sponsor Group Limited

First Sponsor Group Limited ("**First Sponsor**", and together with its subsidiaries, associated companies and joint ventures, the "**Group**") is a public company listed on the Main Board of the Singapore Exchange Securities Trading Limited since 22 July 2014. The principal business activities of the Group are property development, property holding and property financing.

The Group's property development projects include offices, retail, residential and hotel developments in the Netherlands, Australia and the People's Republic of China (the "**PRC**"). The Group's property portfolio comprises commercial properties (including hotels) in the Netherlands, Germany, Italy and the PRC. The Group provides property financing services mainly in the Netherlands, Germany, Australia and the PRC.

The Group has two established key controlling shareholders, the Hong Leong group of companies, through its shareholding interests in City Developments Limited, and Tai Tak Estates Sendirian Berhad, a private company with a long operating history, which was incorporated in Singapore in 1954.

Please visit <https://www.1st-sponsor.com.sg/> for the Group's SGX-ST announcements, financial statements, investor presentations and press releases.