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ProsperCap Posts Stronger Operating Financials for 3Q and 9M FY26

- Revenue grew 8.6% to S$73.1 million in 3Q FY26 and 9.5% to S$202.3 million in 9M FY26
- Gross profit rose 9.8% to S$39.7 million in 3Q FY26 and 12.0% to S$107.6 million in 9M FY26, outpacing revenue growth
- Operating profit increased 71.3% to S$8.7 million in 3Q FY26 and 95.3% to S$17.2 million in 9M FY26
- Net loss narrowed 30.4% to S$3.9 million in 3Q FY26 and 23.4% to S$17.9 million in 9M FY26
- Gross operating income for 9M FY26 rose 10.2% to £62.6 million versus £56.8 million in 9M FY25

Singapore, 10 November 2026 – ProsperCap Corporation Limited ("**ProsperCap**" or the "**Company**", and together with its subsidiaries, the "**Group**") today announced its unaudited consolidated financial results for its third quarter and nine months ended 30 September 2026 ("**3Q FY26**" and "**9M FY26**" respectively).

Financial Highlights

(S$'000)	3Q FY26	3Q FY25	Change %	9M FY26[1]	9M FY25[1]	Change %
Revenue	**73,078**	**67,287**	**8.6**	**202,337**	**184,702**	**9.5**
Cost of sales	(33,418)	(31,182)	(7.2)	(94,707)	(88,617)	(6.9)
Gross profit	**39,660**	**36,105**	**9.8**	**107,630**	**96,085**	**12.0**
Other income	–	154	n.m	149	2,732	(94.5)
Administrative expenses	(28,725)	(28,856)	0.5	(83,949)	(83,353)	(0.7)
Selling and distribution expenses	(2,281)	(2,196)	(3.9)	(6,528)	(6,517)	(0.2)
Other expenses	–	(155)	n.m	(130)	(155)	(16.1)
Profit from operating activities	**8,654**	**5,052**	**71.3**	**17,172**	**8,792**	**95.3**
Net finance costs	(12,558)	(10,663)	(17.8)	(35,780)	(32,111)	(11.4)
Loss before tax	(3,904)	(5,611)	30.4	(18,608)	(23,319)	20.2
Loss attributable to owners of the Company	**(3,904)**	**(5,611)**	**30.4**	**(17,851)**	**(23,319)**	**23.4**

[1] Exchange rate of GBP 1 : SGD 1.7196 for 30 September 2026 (30 September 2025: GBP 1 : SGD 1.7218)
n.m.: not meaningful

Overview

In 3Q FY26, Group revenue rose 8.6% year-on-year to S$73.1 million, from S$67.3 million in the three months ended 30 September 2025 ("**3Q FY25**"). The improvement in revenue was driven by higher average daily room rates and increased room availability at four hotels that completed the Hilton Property Improvement Plan in September 2025, stronger demand at DoubleTree by Hilton Manchester Piccadilly following the completion of lift upgrading works in June 2025, and firmer leisure and corporate demand in the cities, with stronger demand in several UK cities, including Glasgow. For 9M FY26, revenue grew 9.5% to S$202.3 million, from S$184.7 million in the previous corresponding period ("**9M FY25**").

Gross profit grew 9.8% to S$39.7 million in 3Q FY26 and 12.0% to S$107.6 million in 9M FY26, outpacing revenue growth and reflecting improved gross profitability.

Other income fell to nil in 3Q FY26 and to S$149,000 in 9M FY26 (3Q FY25: S$154,000; 9M FY25: S$2.7 million), mainly due to the absence of one-off insurance proceeds received in the prior year for the Crowne Plaza Stratford-upon-Avon fire of 30 April 2024. The hotel was fully reopened in September 2024.

Administrative expenses remained broadly flat, easing 0.5% to S$28.7 million in 3Q FY26 and rising 0.7% to S$83.9 million in 9M FY26 reflecting effective cost management, largely attributable to lower staff costs, directors' fees and professional fees at the Singapore head office, offset by higher depreciation, and higher UK brand management and franchise fees, property rates and taxes, and utility cost.

Selling and distribution expenses increased in 3Q FY26 and 9M FY26, in line with higher revenue and sales-related activities.

The combination of higher revenue and effective cost controls improved operating profit by 71.3% to S$8.7 million in 3Q FY26 and 95.3% to S$17.2 million in 9M FY26.

Net finance costs increased 17.8% to S$12.6 million in 3Q FY26 and 11.4% to S$35.8 million in 9M FY26. The increase was mainly due to higher amortisation of debt financing transaction costs, higher interest expense on loans from the immediate holding company following additional drawdowns, and a lower gain on derivative financial assets reclassified from equity as the instruments matured in September 2026. These were partially offset by lower loan interest expense, with the variable interest rate easing to 7.6% per annum in 3Q FY26 from 8.0% per annum in 3Q FY25.

As a result, the Group's net loss narrowed by 30.4% from S$5.6 million in 3Q FY25 to S$3.9 million in 3Q FY26. For 9M FY26, the Group's net loss narrowed by 23.4% to S$17.9 million, from S$23.3 million in 9M FY25.

Commenting on the results, **Mr Weerachai Amornrat-Tana, Acting Chief Executive Officer of ProsperCap**, said: *"The Group delivered higher revenue, stronger operating profit and a narrower net loss in 3Q FY26 as we continued to focus on optimising our core business operations. These efforts were supported by firmer demand in several of our UK cities and the benefit of completed refurbishment works at our Hilton-branded hotels. Although the operating environment remains demanding, we will continue to focus on operational efficiency and cost discipline to strengthen the Group's financial position."*

Performance of Portfolio Hotels

- Summary of Key Performance Indicators

The numbers are stated in £ to demonstrate performance rather than currency effects.

	9M FY26	9M FY25	% Change
Rooms Available	923,559	874,123*	5.7
Rooms Sold	784,113	728,047	7.7
Occupancy	84.9%	83.3%	1.6
ADR (£)	104.20	101.48	2.7
RevPAR (£)	88.47	84.52	4.7
Revenue (£'000)	117,665	107,273	9.7
Gross Operating Income (£'000)	62,590	56,777#	10.2

* The total number of rooms available in 1H FY25 excludes 49,436 rooms, which were made unavailable for sale due to lift upgrading of the DoubleTree by Hilton Manchester Piccadilly (19,287) and Hilton's Property Improvements Plan (PIP) in 4 hotels under the hotel brand (30,149).

Includes business interruption insurance adjustments.

With 49,436 rooms, previously unavailable due to upgrading projects, restated to the inventory pool, the Group sold a total of 784,113 rooms in 9M FY26, up from 728,047 rooms in the same period during the previous year, marking a decent 7.7% increase in room number. The portfolio achieved an overall occupancy rate of 84.9% in 9M FY26, a slight increase from 83.3% in 9M FY25.

Correspondingly, Average Daily Rate ("**ADR**") was 2.7% higher at £104.20 for 9M FY26 compared to £101.48 for 9M FY25, while Revenue Per Available Room ("**RevPAR**") went up 4.7% from £84.52 in 9M FY25 to £88.47 in 9M FY26. Overall, total revenue of the portfolio improved by 9.7% from £107.3 million in 9M FY25 to £117.7 million in 9M FY26, leading to a 10.2% leap in gross operating income from £56.8 million in 9M FY25 to £62.6 million in 9M FY26.

Business Outlook

The regional UK hotel market is expected to deliver modest growth in 2026. PwC forecasts RevPAR growth of 1.5%, supported by international visitors, event-led travel, and steady domestic travel, with regional supply growth relatively constrained[1]. However, VisitBritain's August 2026 forecast of 2% growth in both inbound visits and nominal spending masks a projected 1% decline in real spending, signaling continued price sensitivity[2].

The UK Budget[3] recently announced in October 2026 some business rates offers in support of eligible hotels in England, although the impact will vary by property. Higher labour and energy costs, uneven demand and limited scope to pass on cost increases continue to pressure margins, against a volatile macro environment.

Nevertheless, opportunities remain for well-positioned hospitality operators to outperform through disciplined execution. Dynamic pricing, targeted offers, ancillary revenue, experience-led stays and digitalisation can strengthen revenue while tighter labour scheduling and energy management protect margins.

The Group will build on the positive results from its year-to-date FY2026 performance, and focus on strengthening its revenue mix, guest value and operational efficiency to deliver sustainable long-term value for shareholders.

Note: Please read this media release in conjunction with the Company's SGXNet announcement on the same date.

[1] Nov 2025, PwC, Selective Resilience UK Hotel Forecast 2025–2026

[2] 27 Aug 2026, VisitBritain, 2026 Inbound Tourism Forecast

[3] 28 Oct 2026, HM Treasury, Budget 2026

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About ProsperCap Corporation Limited

ProsperCap Corporation Limited ("**ProsperCap**" or the "**Company**", and together with its subsidiaries, the "**Group**") is a real estate investment and management company listed on the Catalist of the Singapore Exchange (SGX). Headquartered in Singapore, the Group focuses on building a diversified real estate portfolio across various geographies, with an emphasis on the ownership and management of global hospitality and lodging assets.

ProsperCap currently owns a portfolio of 17 predominantly upscale hotels with a total of 3,383 keys located in key regional cities across the United Kingdom. The properties are managed by one of the leading hotel operators experienced with international and multi-brand hotel portfolios and operated under franchise agreements with well-known international hotel brands, namely Hilton, IHG and Marriott. Future strategic initiatives include portfolio expansion and hotel guest experience enhancements. The Group is committed to a long-term value-added investment strategy that focuses on innovation in keeping with its financial and societal objectives for sustainable operations.

This press release has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this press release, including the correctness of any of the statements or opinions made, or reports contained in this press release.

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