ProsperCap

1H FY26 Results

13 August 2026

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Agenda

1. Key Highlights
2. Financial Reviews
3. Portfolio Review
4. Business Outlook
5. Questions & Answers

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Key Highlights

1

Crowne Plaza Glasgow • Mariner Restaurant

Financial Highlights – *Higher Revenue and Narrower Loss in 1H FY26*

Revenue

S$129.3m

▲10.1%

Gross Profit

S$71.0m

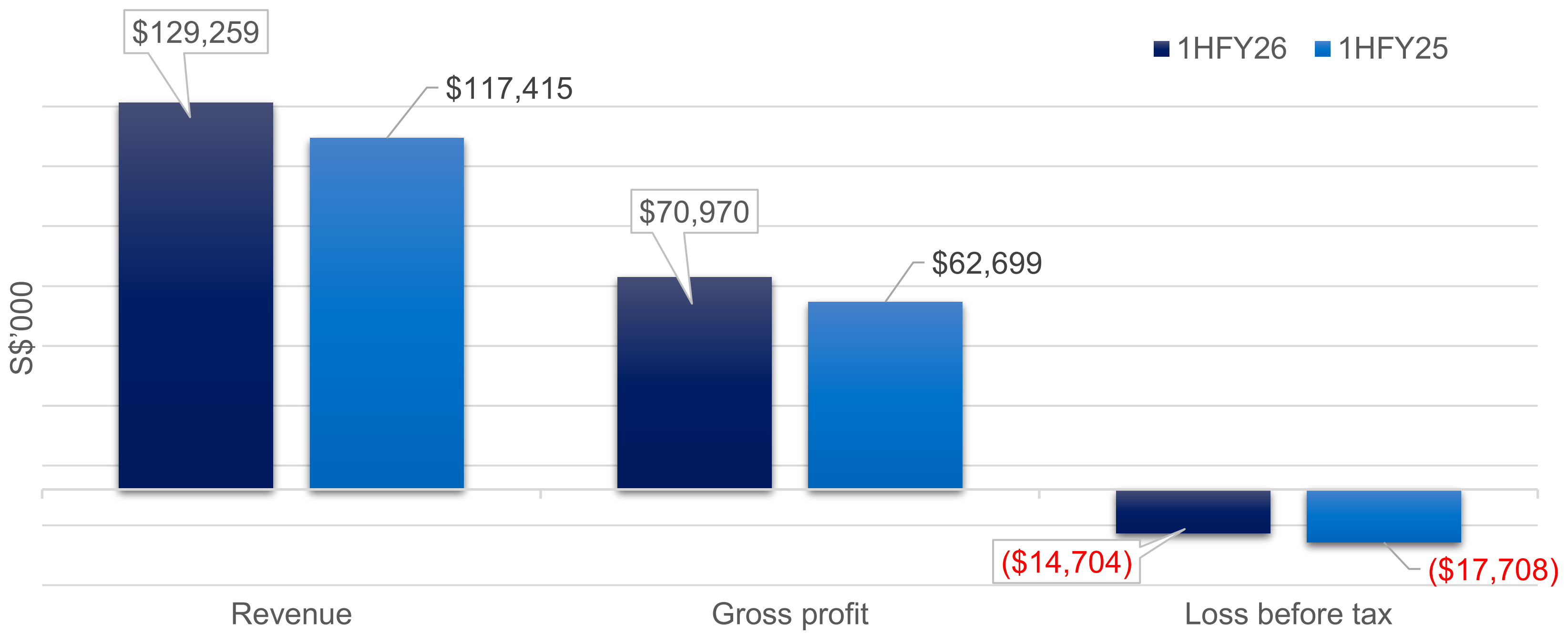
▲13.2%

Loss before tax

S$(14.7)m

▲17.0% narrower

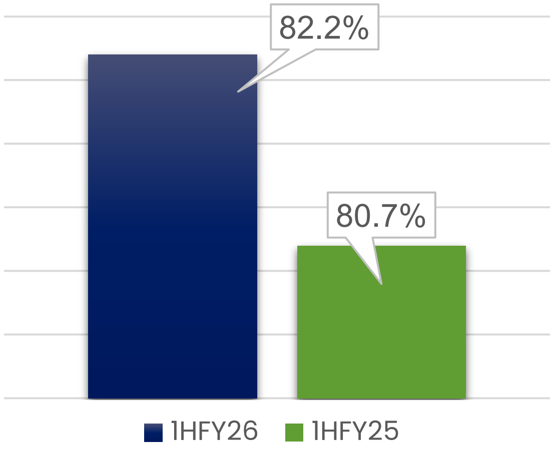
Group Financial Results · 1H FY26 vs 1H FY25 (S$'000)



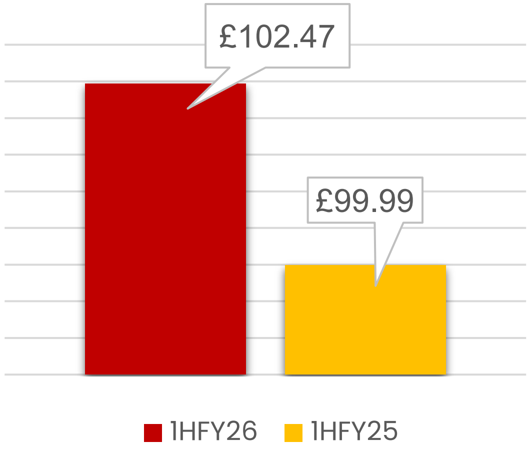
Revenue rose 10.1% to S$129.3m and gross profit grew 13.2% to S$71.0m, while loss before tax narrowed 17.0% versus 1H FY25.

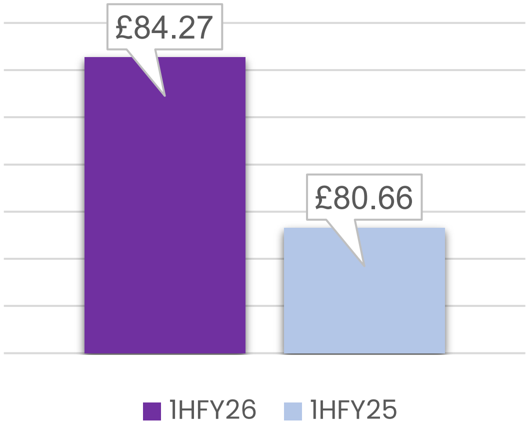
Operational Highlights – *Stronger Hotel Performance Metrics in 1H FY26*

Occupancy Rate (%) · 1H FY26 vs 1H FY25



ADR & RevPAR (£) · 1H FY26 vs 1H FY25





Occupancy

82.2%

▲1.5% pts

ADR[(1)]

£102.47

▲2.5%

RevPAR[(2)]

£84.27

▲4.5%

[(1)] ADR refers to the average daily rate and can be calculated by dividing total room revenue by the total number of rooms sold.
[(2)] RevPAR refers to revenue per available room and can be calculated by dividing total room revenue by total number of rooms available.
The total number of rooms available in 1HFY25 excludes 40,190 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 (20,903).

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Financial Reviews

2

Crowne Plaza Stratford-Upon-Avon • Riverside Restaurant

1H FY26 Financial Performance

	1H FY26[1] (S$'m)	1H FY25[1] (Restated)[(2)] (S$'m)	Change (%)
Revenue	129.3	117.4	▲10.1
Cost of sales	(58.3)	(54.7)	▼ 6.5%
Gross Profit	71.0	62.7	▲13.2%
Other income	0.1	2.6	▼ 94.2%
Administrative expenses	(55.2)	(54.5)	▼ 1.3%
Selling and distribution expenses	(7.2)	(7.0)	▼ 2.9%
Other expenses	(0.1)	-	N.M.
Net finance costs	(23.2)	(21.4)	▼ 8.3%
Loss before tax	(14.7)	(17.7)	▲ 17.0%
Loss attributable to shareholders	(13.9)	(17.7)	▲ 21.2%

N.M.: Not meaningful

Expanded Notes

- Revenue increased by 10.1% to S$129.3 million in 1H FY26 from S$117.4 million in 1H FY25. The improvement in revenue was mainly due to higher average daily room rates and higher available rooms upon completion of the room refurbishment of 4 hotels in September 2025, as these hotels were under the Hilton Property Improvement Plan ("Hilton PIP") from March 2025 to September 2025, higher demand at DoubleTree by Hilton Manchester Piccadilly following the completion of its lifts upgrading on 12 June 2025, and improved contributions from other hotels, mainly due to stronger leisure and corporate demand in the cities, mainly due to contribution from Crowne Plaza Glasgow and Crowne Plaza Stratford-Upon-Avon.
- Cost of sales in 1H FY26 grew 6.5% to S$58.3 million from S$54.7 million in 1H FY25, in line with the higher revenue generated, but at an evidently lower rate than the revenue increment.
- This led to gross profit increasing by 13.2% to S$71.0 million in 1H FY26 from S$62.7 million in 1H FY25, with gross profit margin improving slightly from 53.4% in 1H FY25 to 54.9% in 1H FY26.
- Other income decreased by 94.2% to S$0.1 million in 1H FY26 from S$2.6 million in 1H FY25 mainly due to lower insurance claims received in 1H FY26.
- Administrative expenses increased slightly by 1.3% to S$55.2 million in 1H FY26, reflecting higher depreciation and higher UK operating costs, which was partly offset by lower Singapore head office expenses.
- Selling and distribution expenses rose by 2.9% to S$7.2 million in 1H FY26 in line with higher revenue and sales-related activities.
- Net finance costs increased by 8.3% to S$23.2 million in 1H FY26, mainly due to higher amortisation of debt financing transaction costs capitalised, higher interest expenses on loans from the immediate holding company, lower gain arising from derivative financial assets reclassified from equity, and higher bank charges, commitment fee and others. These increases were partially offset by lower loan interest expenses due to a lower variable interest rate, lower lease interest expenses, and lower income from derivative financial assets, at fair value through profit or loss.
- As a result of the above, the loss attributable to owners of the Company narrowed by 21.2% to S$13.9 million in 1H FY26, compared with S$17.7 million in 1H FY25.

(1) Average cxchange rate of £1:S$1.7189 for 1H FY26 (1H FY25: £1:S$1.7171)
(2) Refer to Note 20 of the condensed interim financial statements for six months ended 30 June 2026 (unaudited)
(3) For details, please refer to paragraph 9 (other supplementary information pursuant to Appendix 7C of Catalist Rules) of the condensed interim financial statements for six months ended 30 June 2026 (unaudited)

Balance Sheet

	As at 30 June 2026 (S$'m)(1)	As at 31 December 2025 (S$'m)(1) (Restated)(2)
Property, plant and equipment	741.1	753.3
Other non-current assets	29.6	29.2
Current assets	28.6	20.0
Total Assets	**799.3**	**802.5**
Non-current liabilities	523.5	573.4
Current liabilities	107.3	45.4
Total Liabilities	**630.8**	**618.8**
Net Assets	**168.5**	**183.7**
Net asset value ("**NAV**") per ordinary share (S$ cents)	10.49	11.44

Expanded Notes

- Decrease in property, plant and equipment by S$12.2 million mainly due to foreign currency loss of S$6.3 million due to the weakening of £ against S$ as at 30 June 2026, and depreciation of S$12.4 million as of 1H FY26. These were partially offset by additions of property, plant and equipment of S$6.5 million.
- Increase in current assets mainly due to higher trade receivables and higher bank balances as at 30 June 2026.
- Decrease in non-current liabilities mainly due to (i) reclassification of trade amount due to intermediate holding company of S$9.8 million and loans and interest due to immediate holding company of S$26.5 million from non-current to current with its maturity date on 2 January 2027, pursuant to the Amendment Deed, (ii) reclassification of loans and interest due to immediate holding company of S$10.0 million and amount due to immediate holding company of S$0.2 million from non-current to current with its maturity date on 26 March 2027, which is extendable to a date no longer than 36 months from the initial utilisation date, being 26 September 2025; and (iii) decrease in loans and borrowings by S$3.4 million, mainly due to foreign currency losses amounting to S$4.4 million due to weakening of £ against S$ as at 30 June 2026, offset by amortisation of debt financing transaction costs of S$1.0 million; offset by (iv) Increase in lease liabilities by S$0.1 million due to SFRS(I) 16 remeasurement.
- Increase in current liabilities mainly due to the increase in trade and other payables: (i) reclassification of trade amount due to intermediate holding company of S$5.7 million, loans and interest due to immediate holding company of S$27.2 million from non-current to current with its maturity date on 2 January 2027, pursuant to the Amendment Deed, (ii) reclassification of loans and interest due to immediate holding company of S$23.4 million, and amount due to immediate holding company of S$0.4 million from non-current to current with its maturity date on 26 March 2027, which is extendable to a date no longer than 36 months from the initial utilisation date, being 26 September 2025; (iii) increase in trade payables to third parties and a related party by S$2.6 million and S$0.4 million respectively, (iv) increase in tax and social security payable by S$0.8 million mainly due to higher net VAT payable arising from increased taxable services rendered, and (v) increase in deferred income by S$2.0 million mainly due to the increase in corporate deposits placement for advance booking for conferences and events taking place from July 2026 to December 2026
- These increases were offset by (i) decrease in accrued expenses by S$0.3 million, and (ii) decrease in interest payable by S$0.3 million.

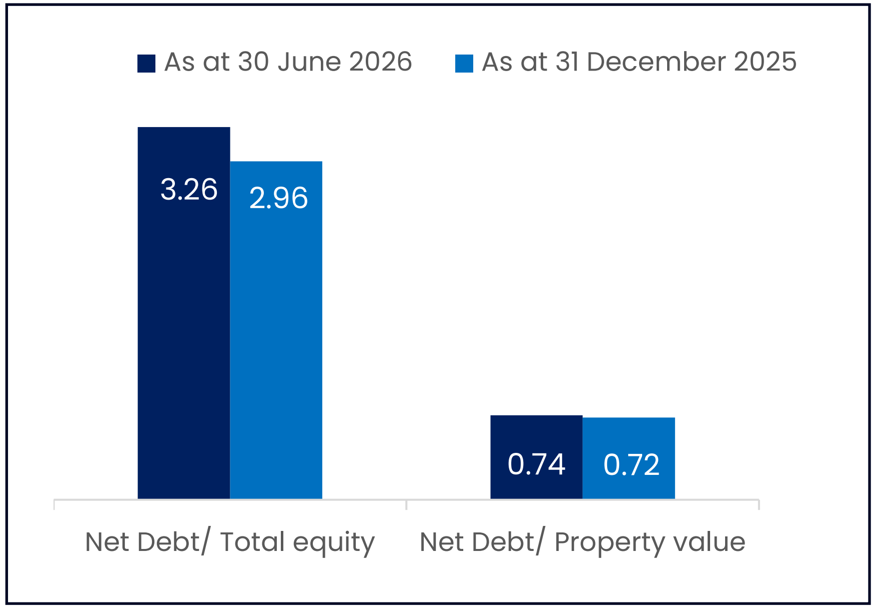
(1) Exchange rate of £1:S$1.7132 as at 30 June 2026 (31 December 2025: £1:S$1.7283)
(2) Refer to Note 20 of the condensed interim financial statements for six months ended 30 June 2026 (unaudited)
(3) For details, please refer to paragraph 9 (other supplementary information pursuant to Appendix 7C of Catalist Rules) of the condensed interim financial statements for six months ended 30 June 2026 (unaudited)

Capital Management

	As at 30 June 2026	As at 31 December 2025
Total equity (S$'000)	168,545	183,705
Net Debt (S$'000) [1]	549,293	543,900
Net Debt/ Total equity	3.26	2.96
Net Debt/ Property value [2]	0.74	0.72

(1) Net debt is equal to interest-bearing debt, including bank loans and interest-bearing intercompany loans and interest payable, minus cash and cash equivalents.

(2) Carrying values of property, plant, and equipment as at 30 June 2026 and 31 December 2025 respectively.



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Portfolio Review

3

DoubleTree by Hilton Manchester-Piccadilly • Store Street Craft Bar

About ProsperCap

ProsperCap is a real estate investment and management company listed on the Catalist of the Singapore Exchange (SGX), with an existing portfolio of 17 hospitality assets in the United Kingdom (UK).

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.

Core business focus – investing in and managing global hospitality and lodging operations.

17
UK upscale hotels

3
global hotel brands

ProsperCap's Shareholding Structure[1]

DTGO
88.31%
Controlling Shareholder

Public Float
11.57%
SGX-listed shares

Other Shareholder
0.12%
Individual holdings

ProsperCap
SGX Catalist-listed real estate & hospitality platform

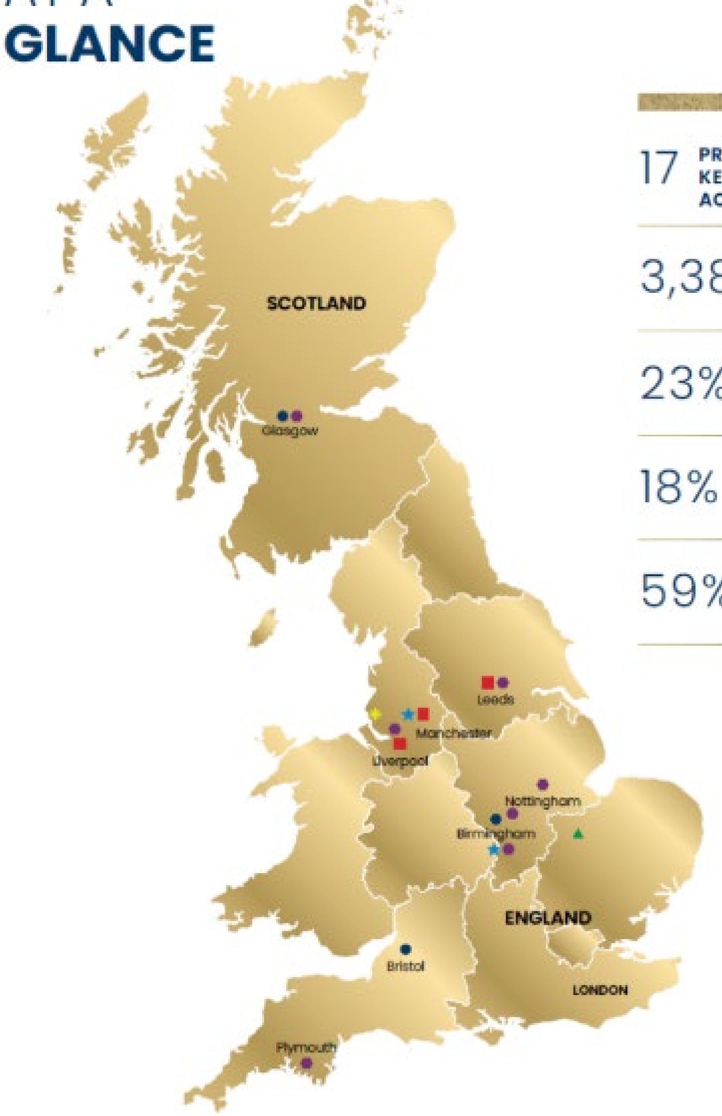
100%

17 UK Hospitality Assets
Predominantly upscale hotels – Hilton, IHG & Marriott brands
Managed by VALOR

Note: (1) As of 20 Jul 2026 – *subject to the disclosure of our shareholders.*

Property Portfolio

AT A
GLANCE



17 PREMIUM HOTELS IN KEY REGIONAL CITIES ACROSS THE UK

3,383 KEYS

23% FREEHOLD

18% LONG LEASEHOLD

59% LEASEHOLD

Properties in The United Kingdom

3	3	1	1	7	2
■ Doubletree by Hilton	● Hilton Garden Inn	◆ Hotel Indigo by IHG	▲ Holiday Inn	● Crowne Plaza	★ AC by Marriott

S/N	Franchisor	Hotel Name	Category	Leasehold[1]	Unexpired Lease Term[2]	Construction Year	Keys	Gross Internal Area (GIA) sqft	Total Floor Area (sqm)
1	Marriott	AC Hotel by Marriott Birmingham	Upscale	Leasehold	105	2001	90	44,999	4,266
2	Marriott	AC Hotel by Marriott Manchester Salford Quays	Upscale	Leasehold	128	2008	142	64,043	5,950
3	IHG	Crowne Plaza Chester	Upscale	Leasehold	91	1988	160	139,014	13,120
4	IHG	Crowne Plaza Glasgow	Upscale	Leasehold	87	1989	283	189,049	17,563
5	IHG	Crowne Plaza Harrogate	Upscale	Leasehold	84	1984	214	178,181	16,554
6	IHG	Crowne Plaza Nottingham	Upscale	Long leasehold	958	1983	210	157,639	27,315
7	IHG	Crowne Plaza Plymouth	Upscale	Freehold	N/A	1972	211	194,252	18,606
8	IHG	Crowne Plaza Solihull	Upscale	Leasehold	90	1990	120	93,114	8,911
9	IHG	Crowne Plaza Stratford-Upon-Avon	Upscale	Leasehold	73	1972	259	182,692	16,973
10	Hilton	DoubleTree by Hilton Hotel & Spa Chester	Upscale	Freehold	N/A	18th Century	219	141,978	13,480
11	Hilton	DoubleTree by Hilton Leeds City Centre	Upscale	Long leasehold	936	2009	333	186,846	17,529
12	Hilton	DoubleTree by Hilton Manchester Piccadilly	Upscale	Long leasehold	230	2007	285	150,619	14,027
13	Hilton	Hilton Garden Inn Birmingham Brindleyplace	Upscale	Leasehold	114	2001	238	106,251	10,031
14	Hilton	Hilton Garden Inn Bristol City Centre	Upscale	Leasehold	98	1999	171	64,383	5,981
15	Hilton	Hilton Garden Inn Glasgow City Centre	Upscale	Freehold	N/A	2000	164	65,303	6,067
16	IHG	Holiday Inn Peterborough West	Upper Midscale	Leasehold	115	1981	133	84,597	7,859
17	IHG	Hotel Indigo Liverpool	Upscale	Freehold	N/A	2011	151	60,797	6,090
						Total	**3,383**	**2,103,757**	**210,322**

(1) Long leasehold refers to a lease term of 199 years or more.
(2) Unexpired lease term as of 2025.

Key Performance Indicators

	1H FY26	1H FY25	% Change
Occupancy	82.2%	80.7%	▲ 1.5%
ADR (£)	102.47	99.99	▲ 2.5%
RevPAR (£)	84.27	80.66	▲ 4.5%
Total Revenue (£'000)	75,199	68,380	▲ 10.0%
Gross Operating Income[(1)] (GOI) (£'000)	41,288	36,845	▲ 12.1%

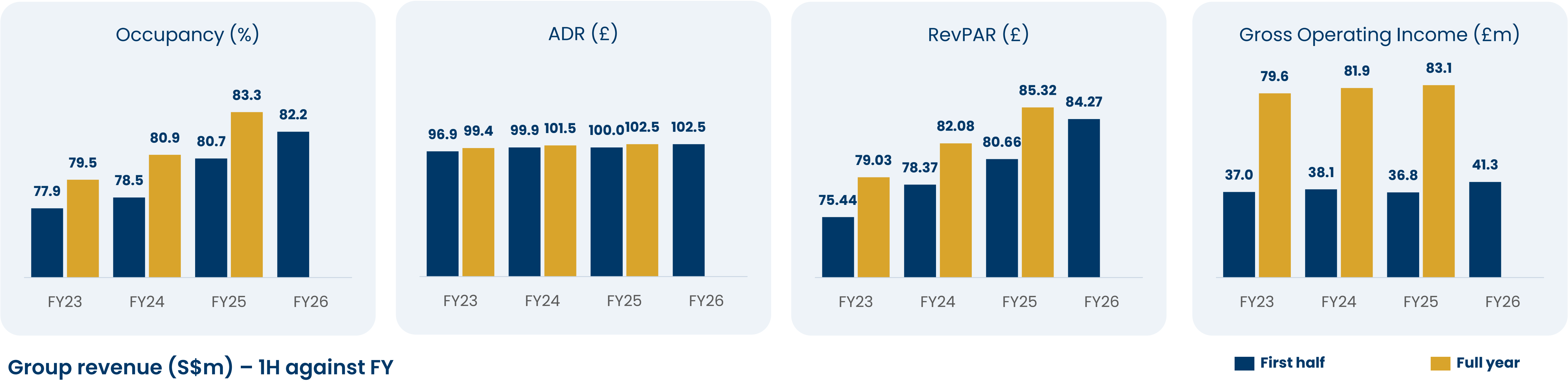
Expanded Notes

- The overall occupancy rate in 1H FY26 of 82.2% marked an improvement of 1.5% compared to 80.7% in 1H FY25.
- Average Daily Rate ("ADR") and Revenue Per Available Room ("RevPAR") grew by 2.5% and 4.5%, reaching £102.47 and £84.27 in 1H FY26 respectively.
- Total revenue rose by 10.0%, from £68.4 million in 1H FY25 to £75.2 million in 1H FY26, mainly due to
  - Higher revenue contribution of £2.5 million from 4 hotels in 1H FY26 as compared to 1H FY25, mainly due to higher average daily room rates and higher available rooms upon completion of the room refurbishment in September 2025 as these hotels were under the Hilton Property Improvement Plan ("Hilton PIP") from March 2025 to September 2025;
  - Higher revenue contribution of £2.3 million from DoubleTree by Hilton Manchester ("DT Manchester") in 1H FY26 as compared to 1H FY25, mainly due to higher demand in 1H FY26 after the completion of lifts upgrading on 12 June 2025; and
  - Higher revenue contribution of £2.4 million from other hotels due to stronger leisure and corporate demand in the cities, mainly due to contribution from Crowne Plaza Glasgow ("CP Glasgow"), Crowne Plaza Stratford ("CP Stratford") in 1H FY26 compared to 1H FY25; and offset by
  - Lower revenue contribution of £0.2 million from other hotels in 1H FY26 compared to 1H FY25 due to less demand.
- Gross operating income rose by 12.1% from £36.9 million in 1H FY25 to £41.3 million in 1H FY26.

(1) Includes business interruption insurance adjustments.

Portfolio Trend

- Full-year occupancy, ADR, RevPAR, revenue and gross operating income all rose in FY25, with occupancy reaching 83.3%, ADR £102.5 and RevPAR £85.32.
- Occupancy has risen in each of the last three first halves, and 1H FY26 is the highest first half in the series.



Group revenue (S$m) – 1H against FY

Group revenue (S$m)	FY23	FY24	FY25
First half	112.6	116.0	117.4
Full year	242.4	246.9	256.9
First half as % of full year	46.5%	47.0%	45.7%

1H Group revenue has represented 46% to 47% of the full year in each of the last three years, indicating the second half is seasonally the stronger period.

Operating Flow-Through – *Growth Converting to Profit at a Consistent Rate*

Portfolio revenue	Gross operating income	GOI margin	Revenue converting to GOI
+10.0%	**+12.1%**	**54.9%**	**65%**
£68.4m → £75.2m	£36.8m → £41.3m	from 53.9% (+1.0 pt)	of every extra £ of revenue

1H FY26 versus 1H FY25. Longer-run context below.

Portfolio (£)

	FY23	FY24	FY25	1HFY25	1HFY26
Revenue (£m)	144.9	144.6	149.2	68.4	75.2
Gross operating income (£m)	79.6	81.9	83.1	36.8	41.3
GOI margin	54.9%	56.6%	55.7%	53.9%	54.9%

Group (S$)

	FY24	FY25	1HFY25	1HFY26
Revenue (S$m)	246.9	256.9	117.4	129.3
Gross profit (S$m)	133.5	140.8	62.7	71.0
Gross margin	54.1%	54.8%	53.4%	54.9%

- Like for like on first halves, GOI margin recovered to 54.9% from 53.9%
- Gross profit grew 13.2% on revenue growth of 10.1%
- Of the £6.8m of additional portfolio revenue in 1HFY26, £4.5m converted to gross operating income – against roughly a quarter of the increase in FY25
- Full-year margins run above first-half margins, reflecting the seasonally stronger second half

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Business Outlook

4

Crowne Plaza Stratford-Upon-Avon • Riverside Restaurant

Operating Environment in the UK

Key Economic Indicators [1]

GDP growth
0.6% QoQ
for Jan - Mar 2026

Unemployment rate
4.9% for Mar to May 2026

UK current inflation rate
2.6% YoY as of Jun 2026[2]

3.75% bank rate in Jul 2026[2]

References as of 29 Jul 2026:
(1) Office for National Statistics, Census Figures
(2) Bank of England, Monetary Policy – Interest Rates & Bank Rates
(3) PwC UK's Hotels Forecast 2025–2026: "Selective resilience"
(4) Knight Frank, UK Hotel Dashboard: Q1 2026, 11 May 2026
(5) Visit Britain, England Hotel Occupancy, 25 June 2026

UK Hospitality Market Outlook

- Regional UK market set to stay resilient through 2H2026[3] despite macro and geopolitical uncertainty – stable leisure demand, steady corporate travel, sustained regional demand; stable occupancy, with room rates supporting revenue
- RevPAR +4.8% in Q1 2026, led by higher room rates and improving regional occupancy[4]; England ex-London occupancy stable over first 5 months of 2026, with modest ADR and RevPAR gains[5]
- Key challenges – rising labour costs, higher business rates, inflationary expenses; met with disciplined revenue management, cost optimisation, operational efficiency and selective asset enhancement
- Board cautiously optimistic and prepared to manage margin pressures and deliver sustainable long-term value, barring material economic or geopolitical deterioration

1H FY26 Key Takeaways – *Broad-Based Growth, Narrower Loss*

1 REVENUE

S$129.3m

up 10.1% YoY

- Rooms sold up 9.1% as 40,190 refurbished rooms returned to inventory
- Stronger demand at DoubleTree by Hilton Manchester Piccadilly, Crowne Plaza Glasgow and Stratford-Upon-Avon

2 GROSS MARGIN

54.9%

up 1.5 pts from 53.4%

- Cost of sales rose 6.5% against 10.1% revenue growth, lifting gross profit 13.2% to S$71.0m

3 LOSS BEFORE TAX

S$(14.7)m

narrowed by 17.0% YoY

- Net finance costs of S$23.2m remain the principal drag
- Loss attributable to owners narrowed 21.2% to S$13.9m after a S$0.8m tax credit

Operational

- Occupancy 82.2% (1HFY25: 80.7%), on 7.0% more available rooms
- RevPAR up 4.5% to £84.27; ADR up 2.5% to £102.47
- Gross operating income up 12.1% to £41.3m, ahead of 10.0% revenue growth

Outlook

- UK regional hospitality expected to remain resilient in 2H2026; Board cautiously optimistic
- Labour costs, business rates and inflationary operating expenses the principal pressures
- Focus on revenue management, cost optimisation and selective asset enhancement

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Questions & Answers

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Crowne Plaza Stratford-Upon-Avon • Riverside Restaurant

Thank You!

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Crowne Plaza Stratford-Upon-Avon • Riverside Restaurant

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Appendix

Crowne Plaza Stratford-Upon-Avon • Riverside Restaurant

Corporate Social Responsibilities (CSR)

Jan
2026

Christmas gifts for less fortunate children of The Les Hoey Foundation @ Crowne Plaza Glasgow

Apr
2026

Keep the community clean with litter picks by the volunteers from DoubleTree by Hilton Hotel & Spa Chester

Jan
2026

Community clear-up at Hilton Garden Inn Bristol on World Environment Day.