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

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

Pursuant to Rule 706A of the SGX-ST Listing Manual, First Sponsor Group Limited ("**Company**", and together with its subsidiaries, "**Group**") wishes to announce the following transactions that occurred during the half year ended 30 June 2026:

A. Incorporation of an associated company

1. Chengdu Millennium Zhong Ren Real Estate Co., Ltd ("**ZR**"), an indirect wholly-owned subsidiary of the Company, incorporated the following 45%-owned associated company with an unrelated third party:

Name of company	: Chengdu Huamu Wuzhou Supply Chain Management Co., Ltd. ("**CDHMWZ**") (成都华沐五洲供应链管理有限公司)
Date of incorporation	: 11 February 2026
Country of incorporation	: People's Republic of China
Registered capital	: RMB1,000,000
Principal activities	: Supply chain management services

As at 30 June 2026, ZR has not made any capital contribution to CDHMWZ.

B. Change of interest in an associated company

1. On 24 February 2026, FS NL Holdings B.V. ("**FSNL**"), an indirect wholly-owned subsidiary of the Company, acquired an additional 17% equity interest in NL Coolsingel Property 21 B.V. ("**NLP21**") from unrelated third parties for an aggregate cash consideration of approximately €2.4 million. The consideration was arrived at on a willing-buyer willing-seller basis, taking into account, among other things, the assets and liabilities of NLP21. NLP21 is the owner of Allianz Tower, an office building located in Rotterdam, the Netherlands.

   Based on the unaudited management accounts of NLP21 as at 24 February 2026, the net asset value attributable to the 17% equity interest in NLP21 amounted to approximately €2.5 million.

   Following the acquisition, FSNL's equity interest in NLP21, an associated company of the Company, increased from 33% to 50%.

C. Acquisition of interests in associated companies

1. On 7 August 2025, Ps 46.10 B.V. ("**Ps 46.10**"), an indirect wholly-owned subsidiary of the Company, entered into a sale and purchase agreement (as subsequently amended on 4 December 2025 and 8 April 2026) with an unrelated third party ("**Hotel 22 KG Seller**") to acquire a 33% limited partner's interest in UIR Hotel Amsterdam Symphony GmbH & Co. KG (subsequently renamed as Hotel 22 Amsterdam Symphony B.V. & Co. KG, effective from 22 April 2026) ("**Hotel 22 KG**"), a limited partnership established under the laws of the Federal Republic of Germany. The aggregate cash consideration for the aforesaid acquisition amounted to approximately €28.9 million, based on: (i) approximately €11.5 million for the acquisition of the 33% limited partner's interest in Hotel 22 KG; and (ii) approximately €17.4 million provided by another subsidiary of the Group to Hotel 22 KG through a combination of junior loan and

bridge loan facilities, for purposes of repayment of certain loans owed by Hotel 22 KG to the Hotel 22 KG Seller, with the bridge loan subsequently being refinanced by external borrowings. The consideration was arrived at on a willing-buyer willing-seller basis, taking into account, among other things, the assets and liabilities of Hotel 22 KG. Transfer of the 33% limited partner's interest in Hotel KG 22 to Ps 46.10 was legally effected on 22 April 2026, and in connection therewith, FS NL Property 22 GP B.V., an indirect wholly-owned subsidiary of the Company, acceded to the limited partnership as the new and sole general partner on the same day[1]. Hotel 22 KG is the owner of the 207-room Crowne Plaza Amsterdam South hotel located in Amsterdam, the Netherlands.

Based on the unaudited management accounts of Hotel 22 KG as at 22 April 2026[2], the net asset value attributable to the 33% limited partner's interest in Hotel 22 KG amounted to approximately €4.2 million.

Following completion of the acquisition, Hotel 22 KG became an associated company of the Company.

2. On 5 June 2026, FSNL entered into a membership interest purchase agreement with unrelated third parties ("**Cooperative Sellers**") to acquire a 33% membership interest in IRE EHF NL Prinsengracht PropCo Coöperatief U.A. (subsequently renamed as NL Prinsengracht Hotel 23 Cooperatief U.A., effective from 9 June 2026) ("**Cooperative**"), a cooperative with excluded liability incorporated and existing under the laws of the Netherlands. The aggregate cash consideration for the aforesaid acquisition amounted to approximately €86.3 million, based on: (i) approximately €3.1 million for the acquisition of the 33% membership interest in the Cooperative; and (ii) approximately €83.2 million provided by another subsidiary of the Group to the Cooperative through a bridge loan, for purposes of repayment of certain external debt and loans owed by the Cooperative to the Cooperative Sellers, which is intended to be subsequently refinanced. The consideration was arrived at on a willing-buyer willing-seller basis, taking into account, among other things, the assets and liabilities of the Cooperative. The Cooperative is the owner of the 122-room Andaz Amsterdam Prinsengracht hotel with adjoining office space of 1,374 sqm GFA located at Keizersgracht 440 in Amsterdam, the Netherlands.

   Based on the unaudited management accounts of the Cooperative as at 5 June 2026[3], the net liability value attributable to the 33% membership interest in the Cooperative amounted to approximately €0.9 million.

   Following completion of the acquisition, the Cooperative became an associated company of the Company.

D. Disposal of subsidiaries and an associated company

On 2 June 2026**,** First Sponsor (Guangdong) Group Limited ("**FSGD**"), an indirect wholly-owned subsidiary of the Company, entered into a sale and purchase agreement with an unrelated third party for the disposal of its entire 90% equity interest in each of Dongguan East Sun Limited ("**East Sun**") (which holds a 49% equity interest in Dongguan Wan Li Group Limited ("**Dongguan Wan Li**"), an associated company of the Company), Dongguan East Sun No. 5 Property Management Co., Ltd and Dongguan East Sun No. 6 Property Management Co., Ltd (collectively, the "**East Sun Group Subsidiaries**") for a cash consideration of approximately RMB89.6 million in aggregate, subject to completion adjustments. The consideration was arrived at on a willing-buyer willing-seller basis, taking into account, among other things, the assets and liabilities of the East Sun Group Subsidiaries (which includes East Sun's 49% equity interest in Dongguan Wan Li).

[1] FS NL Property 22 GP B.V., as general partner of Hotel 22 KG, does not hold any capital shares in the partnership.
[2] Prepared in accordance with German GAAP.
[3] Prepared in accordance with Dutch GAAP.

Based on the unaudited management accounts of the East Sun Group Subsidiaries as at 11 June 2026, being the date of completion of the disposal, the net asset value attributable to the 90% equity interest in the East Sun Group Subsidiaries was approximately RMB102.4 million in aggregate.

Following completion of the disposal, the East Sun Group Subsidiaries ceased to be subsidiaries of the Company, and Dongguan Wan Li ceased to be an associated company of the Company.

None of the above transactions is expected to have a material impact on the consolidated earnings per share or the consolidated net tangible assets per share of the Company for the financial year ending 31 December 2026.

BY ORDER OF THE BOARD
Neo Teck Pheng
Group Chief Executive Officer and Executive Director

3 August 2026