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

PROFIT GUIDANCE ON UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30 JUNE 2026

The Board of Directors of First Sponsor Group Limited ("**Company**" and together with its subsidiaries, "**Group**") wishes to provide the following profit guidance, ahead of the announcement of the Company's unaudited condensed interim consolidated financial statements for the half year ended 30 June 2026 ("**1H2026**").

Based on a preliminary review of the Group's unaudited condensed interim consolidated financial statements for 1H2026, the Group expects to report a net loss for 1H2026. The net loss is mainly attributable to, *inter alia*, (i) fair value loss on the Group's financial derivatives as a result of the net strengthening of certain foreign currencies against the Singapore dollar ("**S$**"), (ii) net foreign exchange losses in respect of matured financial derivatives, and (iii) recognition of the Group's share of loss from its associated company NSI N.V. ("**NSI**") due to the negative fair value adjustment and impairment of NSI's investment properties.

As was previously announced[1], most of the Group's assets are invested overseas and are not S$ denominated. As such, to protect the shareholders' funds of the Group, the Group has largely hedged its foreign exchange exposure, mainly to the Euro ("**€**"), Chinese yuan ("**CNH**") and Australian dollar ("**A$**"), using a combination of foreign currency debts and financial derivatives. Based on the 30 June 2026 valuation of the various financial derivatives carried out by the respective counterparty banks, the Group will recognise a net unrealised mark-to-market loss of S$33.2 million for 1H2026. The net loss for 1H2026 is primarily attributable to the appreciation of the CNH and A$ against the S$, partially offset by a depreciation of the € against S$ during the same period. At the same time, the Group will recognise a net loss of S$10.7 million from the financial derivatives that matured during 1H2026.

Such adverse profit and loss impact is not mitigated elsewhere in the consolidated income statement of the Group for 1H2026 as the Company has funded its subsidiaries largely with equity since September 2024. Prior to September 2024, the Company had substantially funded its subsidiaries via debt whereby any profit and loss impact attributable to the foreign currency debts and financial derivatives was substantially offset by the foreign exchange impact from the revaluation of foreign currency-denominated loans to its subsidiaries.

The aforesaid net strengthening of the foreign currencies however also resulted in a translation gain attributable to the Group's foreign currency-denominated net assets, which has substantially offset the aforesaid accounting loss attributable to the financial derivatives, leaving the overall impact to the shareholders' funds largely intact which underpins the principle of the Group's foreign exchange hedging strategy to protect shareholders' funds.

In addition, the Group will recognise a share of loss of approximately €4.0 million (approximately S$6.0 million based on an exchange rate of €1:S$1.4948) from NSI due to the negative fair value adjustment and impairment of NSI's investment properties.

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[1] Refer to the Company's announcements dated 14 January 2026 ('Profit guidance on unaudited financial results for the six months and financial year ended 31 December 2025') and 27 April 2026 ('1Q2026 Voluntary Interim Update').

The Group's overall business and financial position remains strong with total cash and available undrawn committed bank facilities in excess of S$270.0 million as at 30 June 2026 to meet its operational and financial commitments. In particular, recurring net operating income from the Group's property holding portfolio is expected to be more than sufficient to cover all of the Group's interest expense obligations, based on interest rates and the Group's loan drawdown profile as at 30 June 2026. Such recurring income is expected to be bolstered by the commencement of hotel operations of the Puccini Hotel Milan from February 2026, the acquisition of a 33% equity interest in the Crowne Plaza Amsterdam South hotel and another Amsterdam hotel completed in April 2026 and June 2026 respectively, and completion of the redevelopment of PHK16-19 Amsterdam (formerly known as Prins Hendrikkade Amsterdam) and the Drive Tower and Live Tower Amsterdam properties (formerly collectively known as Dreeftoren) in the course of second half of 2026.

This profit guidance (including the financial figures provided herein) is based on a preliminary assessment of the internal management accounts of the Group which has not been audited or reviewed by an external auditor. The Company expects to release its unaudited financial results for 1H2026 on or around 3 August 2026, and further details on the Group's financial performance in 1H2026 will be disclosed in such announcement.

Shareholders and potential investors of the Company are advised to exercise caution when investing or dealing in the securities of the Company. Persons who are in doubt as to the action they should take should consult their stockbrokers, bankers, solicitors, accountants, tax advisers or other professional advisers.

BY ORDER OF THE BOARD
FIRST SPONSOR GROUP LIMITED

Neo Teck Pheng
Group Chief Executive Officer and Executive Director
15 July 2026