



FIRST SPONSOR GROUP LIMITED

(Incorporated in the Cayman Islands)

(Registration No. AT-195714)

Press Release

FIRST SPONSOR PROPOSES 1-FOR-4 BONUS ISSUE OF WARRANTS

Singapore, 23 July 2020 – Singapore Exchange ("**SGX**") Main Board-listed First Sponsor Group Limited ("**First Sponsor**" or the "**Company**") is proposing to carry out a 1-for-4 bonus issue ("**Bonus Issue**") of warrants ("**Warrants**") exercisable into ordinary shares in the capital of the Company ("**Shares**").

The Company is proposing to carry out the Bonus Issue to, *inter alia*, reward shareholders for their continuing support for and participation in the Company. The Warrants will have an exercise period commencing from the date falling 6 months from the date of listing of the Warrants on the SGX and ending on the date immediately preceding 8.5 years from the date of issue of the Warrants, which will allow shareholders a substantial period to exercise their Warrants and hence provide better shareholder value. The exercise of these Warrants, if any, will raise funds for the Company and provide the Company with the financial flexibility to fund its expansion plans.

Key highlights of the Bonus Issue and the Warrants are as follows:

Basis of Allotment:	Issued free on the basis of 1 Warrant for every 4 existing Shares
Exercise Period:	The period commencing from the date falling 6 months from the date of listing of the Warrants on the SGX and ending on the date immediately preceding 8.5 years from the date of issue of the Warrants
Exercise Price:	Subject to adjustments, the initial price payable for each new Share (" Warrant Exercise Share ") upon the exercise of a Warrant is S\$1.08
Listing:	SGX, subject to a sufficient spread of holdings for the Warrants
Warrant Exercise Shares:	The Warrant Exercise Shares shall, when allotted and issued upon the exercise of the Warrants, be fully paid and shall rank <i>pari passu</i> in all respects with the then existing Shares

The actual number of Warrants to be issued by the Company will depend on the total issued Shares as at the record date (the "**Record Date**"), which will be announced by the Company in due course. For practical reasons and in order to avoid any violation of securities laws applicable in countries other than Singapore, the Warrants will not be issued to Foreign Shareholders (as defined in the Company's announcement titled "Proposed Bonus Issue of Warrants" dated 23 July 2020 (the "**Announcement**")).

Subject to the total number of issued Shares as at the Record Date and assuming that all the Warrants are exercised, the Bonus Issue is expected to raise net proceeds of between approximately S\$216.2 million and approximately S\$297.4 million. The Company intends to use such proceeds to fund property development projects and/or acquisition of properties (including hotels) held for income, and/or its property financing business and for general working capital purposes.

The Bonus Issue is subject to the in-principle approval of the SGX for the dealing in, listing of and quotation for the Warrants and the Warrant Exercise Shares. For further details on the Bonus Issue and the Warrants, please refer to the Announcement.

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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 and the PRC. The Group provides property financing services mainly in the Netherlands, Germany, Australia and the PRC.

The Group is supported by both its 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.