POLLUX SINGAPORE

Pollux Properties Ltd. and its subsidiaries
(Company Registration No. 199904729G)

PROFIT GUIDANCE FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

The Board of Directors (the "**Board**") of Pollux Properties Ltd. (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that, following a preliminary review of its unaudited financial statements for the financial period ended 30 June 2026 ("**1H2026**"), the Group is expected to report a significant improvement in net profit for 1H2026 as compared to the financial year ended 31 December 2025.

The higher profit for 1H2026 is mainly attributable to the following:

(a) reversal of provisions for liquidated damages and project costs no longer required;

(b) decrease in share of losses from a joint venture;

(c) decrease in other operating losses which comprises of foreign exchange losses; and

(d) decrease in finance costs due to a decrease in interest rates for the Group's loans and borrowings; and

(e) decrease in income tax expense.

The Company is still in the process of finalising the financial results of the Group for 1H2026. Further details of the Group's financial performance will be disclosed when the Company announces its unaudited financial results for 1H2026 on or before 14 August 2026.

Shareholders are advised to exercise caution when dealing in the shares of the Company. If shareholders are in doubt as to the action they should take, they should seek advice from their stockbrokers, bankers, solicitors, accountants, tax advisers or other professional advisers.

By order of the Board

Nico Purnomo Po
Executive Director and Chief Executive Officer

7 August 2026
