

**PROSPERA GLOBAL LIMITED**  
(Formerly known as Sinjia Land Limited)  
(Incorporated in the Republic of Singapore)  
(Company Registration No. 200402180C)

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**COMMENCEMENT OF NEW BUSINESS BY PGL CAPITAL LIMITED AND PERMANENT SHUTDOWN OF HOSTEL OPERATIONS BY G4 STATION PTE. LTD.**

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**1. INTRODUCTION**

1.1. The Board of Directors (the **"Board"** or the **"Directors"**) of Prospera Global Limited (the **"Company"**, and together with its subsidiaries, the **"Group"**) wishes to announce (this **"Announcement"**) the following matters (**"Proposed Matters"**):

1.1.1. The commencement of operation of New Business (as defined below) by PGL Capital Limited (**"PGL Capital"**), the wholly-owned subsidiary of the Company in Mauritius; and

1.1.2. The shutdown of hostel operations by G4 Station Pte. Ltd. (**"G4 Station"**), upon its tenancy agreement expiration on 31 July 2025 after careful thorough review of G4 Station's performance.

**2. COMMENCEMENT OF NEW BUSINESS BY PGL CAPITAL**

2.1. Background

2.1.1. In accordance with the Global Business Licence and an Investment Dealer Licence issued by the Financial Services Commission, Mauritius (**"FSC"**) on 06 February 2025, PGL Capital is permitted to conduct the financial services business (the **"New Business"**), which principally involves securities trading services via electronic trading platforms, including but not limited to: (i) acting as an intermediary in executing securities transactions for clients; (ii) trading securities as principal with the intent of reselling these securities to the public; (iii) providing investment advice on securities transactions; and (iv) managing portfolios of clients.

2.1.2. PGL Capital duly submitted all the required constitutive documents to the FSC on 13 June 2025, and has since been permitted to commence the operation of the New Business. PGL Capital has also separately entered into Institutional Client Agreements (each an **"Institutional Client Agreement"**) with two institutional clients, and the onboardings of these two institutional clients were completed.

2.1.3. Till present, PGL Capital has received monthly charges from the two onboarded institutional clients pursuant to the Client Institutional Agreements.

2.1.4. The Board believes that PGL Capital is well-positioned to align seamlessly with the Group's overall business objectives, and this strategic development of New Business by PGL Capital will strengthen our capabilities and support the Group's long-term success.

**3. PERMANENT SHUTDOWN OF HOSTEL OPERATIONS BY G4 STATION**

3.1. Background

3.1.1. On 1 August 2023, G4 Station entered into a tenancy agreement (the **"Tenancy Agreement"**) with Mr Long Woon and Ms Long Tiew Foong (collectively, the **"Landlord"**, being the holders of 17 owners' powers of attorney) for the premises situated at 11, 11A, 11B, 11C, 11D Mackenzie Road, Singapore 228675 (the **"Premises"**).

3.1.2. The Tenancy Agreement comprises a fixed term of two (2) years commencing 1 August 2023, and expiring on 31 July 2025.

### 3.2. Rationale for Non-Renewal upon the Expiry of the Tenancy Agreement

3.2.1. The Board has decided not to renew the tenancy upon expiration and permanently cease the operation of G4 Station hostel for the following reasons:

- (a) Structural and Interior Fitting Issues: During this period, damaged beams requiring overhauling were discovered and the landlord will carry out the necessary repairs at their own expenses. Considerable capital investment would be required by the Company to upgrade and improve the facilities to meet operational and customer expectations;
- (b) Financial Performance: G4 Station hostel has been operating at a loss over multiple years, with substantial rental costs, manpower costs and other operational overheads. The accumulated losses demonstrate that the hostel business lacks commercial viability in the current market environment; and
- (c) Lease Expiry: The current lease will expire on 31 July 2025, providing a natural opportunity to reassess the business segment.

3.2.2. Given these factors, the Board believes it is prudent to explore more diversified business opportunities to revitalize the Group rather than continuing with this declining segment. The decision aligns with the Company's strategic focus on developing its financial and operational support services business through PGL Capital.

### 3.3. Cessation of Operations

3.3.1. On 10 July 2025, G4 Station has officially notified the Landlord of the non-renewal decision in writing, and are currently engaging in friendly negotiations with the Landlord to proceed with the handover and inspection process in accordance with the Tenancy Agreement.

3.3.2. G4 Station will permanently cease the hostel operation from 31 July 2025 and will thereafter become a dormant company.

## 4. **FINANCIAL EFFECTS**

4.1.1. The Board believes that the permanent shutdown of G4 Station's hostel operations will have material impact on the Group's financials for the financial year ending 31 December 2025.

The financial effects of the permanent shutdown of G4 Station's hostel operations on the Group as set out below are for illustrative purposes only and do not purport to be indicative or a projection of the future financial performance and financial position of the Group after the permanent shutdown of G4 Station's hostel operations.

The financial effects of the permanent shutdown of G4 Station's hostel operations have been computed based on the latest audited financial statements of the Group for the financial year ended 31 December 2024 and the following bases and assumptions:

- (a) The financial effect on the consolidated NTA per share is computed based on the assumption that the permanent shutdown occurred on 31 December 2024; and
- (b) The financial effect on the consolidated LPS is computed based on the assumption that the permanent shutdown commenced on 1 January 2024.

**Net Tangible Assets (“NTA”) per share**

	<b>Before Permanent Shutdown</b>	<b>After Permanent Shutdown</b>	<b>After Permanent Shutdown<sup>1</sup></b>
NTA of the Group as at 31 December 2024 (S\$'000)	1,433	1,505	8,405
Number of issued shares (excluding treasury shares)	414,145,370	414,145,370	828,290,740
NTA per Share as at 31 December 2024 (S\$ cents)	0.35	0.36	1.01

**Loss Per Share (“LPS”)**

	<b>Before Permanent Shutdown</b>	<b>After Permanent Shutdown</b>	<b>After Permanent Shutdown<sup>1</sup></b>
Loss attributable to equity holders of the Company for FY2024 (S\$'000)	3,055	2,997	3,137
Weighted average number of issued shares	278,360,003	278,360,003	692,505,373
LPS for FY2024 – Basic (S\$ cents)	1.10	1.08	0.45

**Note:**

- (1) Assuming the placement of 414,145,370 shares as announced on 15 May 2025 occurred on 1<sup>st</sup> January 2024, which takes into account the S\$7,040,471 gross proceeds raised, and estimated expense of the placement of S\$140,000.

**5. FURTHER ANNOUNCEMENTS**

The Company will make the appropriate announcements as and when there are material updates or developments on the Proposed Matters.

**6. CAUTIONARY STATEMENT**

Shareholders and potential investors are advised to exercise caution in trading their Shares. The Proposed Matters are subject to certain conditions and due diligence. There is no certainty or assurance as at the date of this Announcement that the Proposed Matters will be completed, or that no changes will be made to the terms thereof. Accordingly, Shareholders and potential investors are advised to read this Announcement and any further announcements by the Company carefully, and exercise caution before making any decision in respect of their dealings in the Shares of the Company. Shareholders and potential investors should consult their stock brokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

## **7. DIRECTORS' RESPONSIBILITY STATEMENT**

The Directors of the Company collectively and individually accept full responsibility for the accuracy of the information given in this Announcement and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Announcement constitutes full and true disclosure of all material facts about the Proposed Matters, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Announcement misleading.

Where information in this Announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Announcement in its proper form and context.

## **BY ORDER OF THE BOARD**

Guo Jiahui  
Group Chief Executive Officer and Executive Director

10 July 2025

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*This document has been reviewed by the Company's Sponsor, Evolve Capital Advisory Private Limited. It has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

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