POLLUX PROPERTIES LTD.
(Company Registration Number: 199904729G)

PROFIT GUIDANCE FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

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 year ended 31 December 2024 ("**FY2024**"), the Group is expected to report a lower profit for FY2024 as compared to the financial year ended 31 December 2023.

The lower profit for FY2024 is mainly attributable to the following:

(a) The fair valuation loss recorded on the Group's investment properties as at 31 December 2024. The fair valuation of the Group's investment properties was performed by Cushman & Wakefield VHS Pte Ltd, an independent external valuation specialist;
(b) The depreciation of Indonesian Rupiah against Singapore Dollar; and
(c) Increase in property tax.

The Company is still in the process of finalising the financial results of the Group for FY2024. Further details of the Group's financial performance will be disclosed when the Company announces its unaudited financial results for FY2024 on or before 28 February 2025.

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

24 February 2025

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*This announcement has been prepared by Pollux Properties Ltd. (the "**Company**") and reviewed by the Company's sponsor, Novus Corporate Finance Pte. Ltd. (the "**Sponsor**"), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") Listing Manual Section B: Rules of Catalist.*

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr. Pong Chen Yih, Chief Operating Officer at 7 Temasek Boulevard, #04-02 Suntec Tower 1, Singapore 038987, telephone (65) 6950 2188.