



**POLLUX PROPERTIES LTD.**

(Company Registration Number: 199904729G)

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**PROFIT GUIDANCE FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2025**

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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 (“**1H**”) 2025, the Group is expected to report a loss for 1H2025.

The loss incurred for 1H2025 is mainly attributable to the following:

- (a) the depreciation of the Indonesian Rupiah against the Singapore Dollar;
- (b) a decrease in other income due to the one-off gain on disposal of an investment property sold in 1H2024;
- (c) an increase in marketing and distribution expenses due to commissions paid to third-party property agents in relation to the completion of disposals of the Company’s investment properties in 1H2025; and
- (d) an increase in income tax expense due to the income tax under provision in prior year and higher taxable income from the investment properties segment in 1H2025.

The Company is still in the process of finalising the financial results of the Group for 1H2025. Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for 1H2025 on or before 14 August 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

7 August 2025

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*This announcement has been reviewed by the Company’s sponsor, Novus Corporate Finance Pte. Ltd. (the “Sponsor”). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the “Exchange”) and the Exchange 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.*