FIRST SPONSOR GROUP LIMITED

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Press Release

NET PROFIT FOR 1H2025 INCREASED BY 59.2% TO S$19.0 MILLION

FURTHER INCREASED ITS EQUITY INTEREST IN NSI N.V. TO 25.7% AS DISCLOSED ON 15 MAY 2025 AND ALSO INCREASED ITS EQUITY INTEREST IN ZUIDERHOF I PROPERTY IN AMSTERDAM TO 50% IN JUNE 2025, VALUING THE PROPERTY AT €61.0 MILLION

Singapore, 28 July 2025 – Singapore Exchange Securities Trading Limited ("**SGX-ST**") Main Board-listed First Sponsor Group Limited ("**First Sponsor**" or the "**Company**", and together with its subsidiaries, associated companies and joint ventures, the "**Group**") today announced the Group's unaudited financial results for the six months ended 30 June 2025 ("**1H2025**").

Financial Highlights

In S$'000	1H2025	1H2024	Change %
Revenue	153,889	172,873	(11.0)%
Profit attributable to equity holders of the Company	18,978	11,924	59.2%

- Net profit for the Group was S$19.0 million for 1H2025, a 59.2% increase from 1H2024, the increase was due mainly to the higher share of profits from associates and joint ventures which can be attributed to the (i) higher handover volume from Time Zone; (ii) maiden handover from Egret Bay; and (iii) higher share of profit contribution from NSI.

- The Group, as the largest shareholder of NSI N.V. ("**NSI**", a Dutch-listed commercial property company), further increased its equity interest to 25.7% as disclosed on 15 May 2025 from 22.0% as at 31 December 2024.

- In June 2025, the Group acquired an additional 17% equity interest in the Zuiderhof I office property, valuing the property at €61 million. The transaction represents a strategic opportunity for the Group to increase its equity stake to 50%, in a prime Amsterdam CBD property, which is adjacent to the Group's wholly-owned Meerparc redevelopment project.

Mr Neo Teck Pheng, Group Chief Executive Officer, said

"Net profit for the Group was S$19.0 million for 1H2025, a 59.2% increase from 1H2024. The increase was due mainly to the higher share of profits from associates and joint ventures which can be attributed to the (i) higher handover volume from Time Zone; (ii) maiden handover from Egret Bay; and (iii) higher share of profit contribution from NSI.

The Board has approved an interim tax-exempt (one-tier) cash dividend of 1.1 Singapore cents per share for FY2025, which is the same as that of last year.

On the property development front, pre-sales for the Group's PRC property development projects remained subdued in 1H2025 due to the prolonged weak property market sentiments, despite the PRC's economic resilience. The Group continues to adopt a long-term perspective on the sales cycle and has generally refrained from any significant price cut. Most of the PRC development projects under construction have been completed, except for Central Mansion which is targeted for completion within this year.

The Group's European property portfolio as part of its property holding segment, recorded slightly weaker operating income of €24.7 million in 1H2025 (1H2024: €25.3 million). This was due to weaker trading at Le Méridien Frankfurt, which was affected by the major refurbishment of the Palais Wing. Excluding Le Méridien Frankfurt, total operating income would have been 3.5% higher at €25.4 million (1H2024: €24.5 million). The expected completion of the redevelopment of Puccini Hotel Milan, Dreeftoren Amsterdam, Prins Hendrikkade Amsterdam, as well as the major renovation of Le Méridien Frankfurt which includes the complete refurbishment of 80 existing rooms and the addition of 19 new rooms to the current 300-room inventory in the next 18 months, will further enhance the Group's recurring income from its European property portfolio in due course.

The Group, as the largest shareholder of NSI, further increased its equity interest to 25.7% as disclosed on 15 May 2025 from 22.0% as at 31 December 2024. The Group recognised its share of profit from NSI, of S$9.3 million in its 1H2025 results. Furthermore, June 2025 saw the Group acquiring an additional 17% equity interest in the Zuiderhof I office property, valuing the property at €61 million. The acquisition was made from one of the existing partners, who, together with the Group and the rest of those partners, had acquired the property in February 2015 for €51.5 million. The transaction represents a strategic opportunity for the Group to increase its equity stake to 50%, in a prime Amsterdam CBD property, which is adjacent to the Group's wholly-owned Meerparc redevelopment project. The existing sole tenant at Zuiderhof I has signed a new 10-year lease covering approximately 80% of the office space, commencing from August 2026 following a €17 million major refurbishment that started in May 2025. The Group's European headquarters will also be relocated to the property upon completion of the aforesaid refurbishment.

On the topic of the Group's foreign exchange risk, the Group has substantially hedged all its foreign currency exposure, namely the €, CNH and A$, arising from its overseas assets through a combination of (i) foreign currency debts, and (ii) financial derivatives that create corresponding foreign currency liabilities. As a result of the aforementioned hedging strategy, the significant strengthening of the € against the S$ in 1H2025 has led to a significant decrease in the net unrealised mark-to-market gain of the Group's € denominated financial derivatives amounting to S$63.8 million, which had an adverse impact on the Group's 1H2025 results. In contrast, the weakening of the CNH against the S$ resulted in an increase in the net unrealised mark-to-market gain on the Group's CNH financial derivatives amounting to S$67.2 million, which had a positive impact on 1H2025 results. The Group's foreign exposure to A$ is relatively small as compared to € and CNH. Arising from the various geopolitical and economic risks and uncertainties which could have a significant impact on the Group's foreign investments, the Board will closely monitor the Group's foreign currency hedging strategy and adjust it from time to time, as appropriate. The Board has to-date concluded that it is still appropriate for the Group to continue with the current hedging strategy, but will stay vigilant to sudden adverse market movements.

Backed by a strong balance sheet and substantial unutilised committed credit facilities, the Group is in a sound financial position to not only navigate through the geopolitical and economic challenges and uncertainties, but to also capitalise on any favourable business opportunities that may arise."

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Please refer to the Group's unaudited financial results announcement for 1H2025 and the investor presentation slides dated 28 July 2025 for a detailed review of the Group's performance and prospects. For media enquiries, please contact:

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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.