

ProsperCap

Annual General Meeting

29 April 2026



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Company Overview

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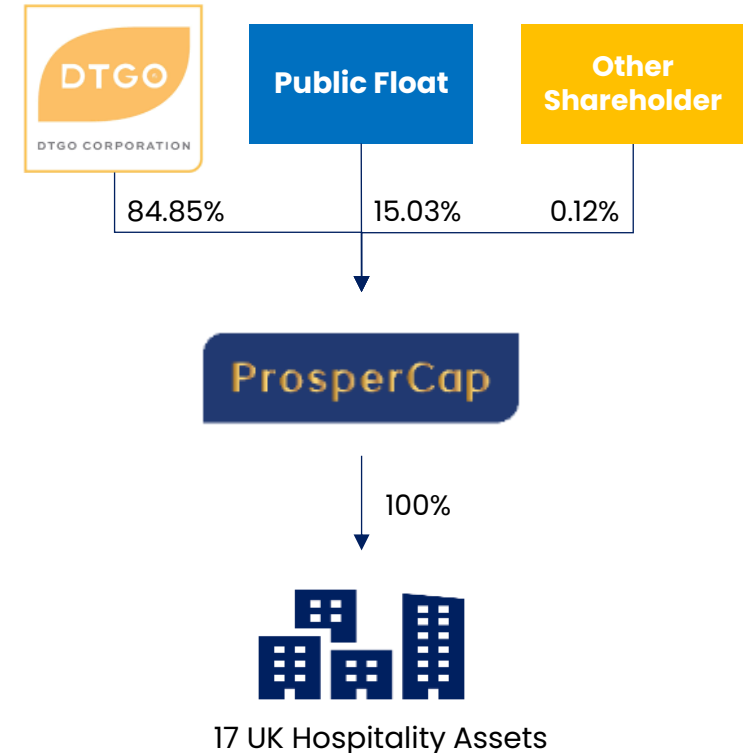
Who We Are

ProsperCap – a real estate investment and management platform based in Singapore and publicly listed on the Catalist of the SGX-ST. The Company was established with the objective of building a portfolio of multiple real estate asset classes across different geographies and stages of operation, with a focus on ownership and management of global hospitality and lodging assets.

Core business focus – investing in and managing the operations of global hospitality and lodging-related businesses.

Portfolio	17 Predominantly Upscale Hotels
Operated under franchise agreements with 3 international hotel brands	<ul style="list-style-type: none"> • Hilton • IHG • Marriott
Consisting of	<ul style="list-style-type: none"> • DoubleTree by Hilton • Hilton Garden Inn • Hotel Indigo • Holiday Inn • Crowne Plaza • AC Hotel by Marriott
Managed by	Valor Hospitality Europe Limited 

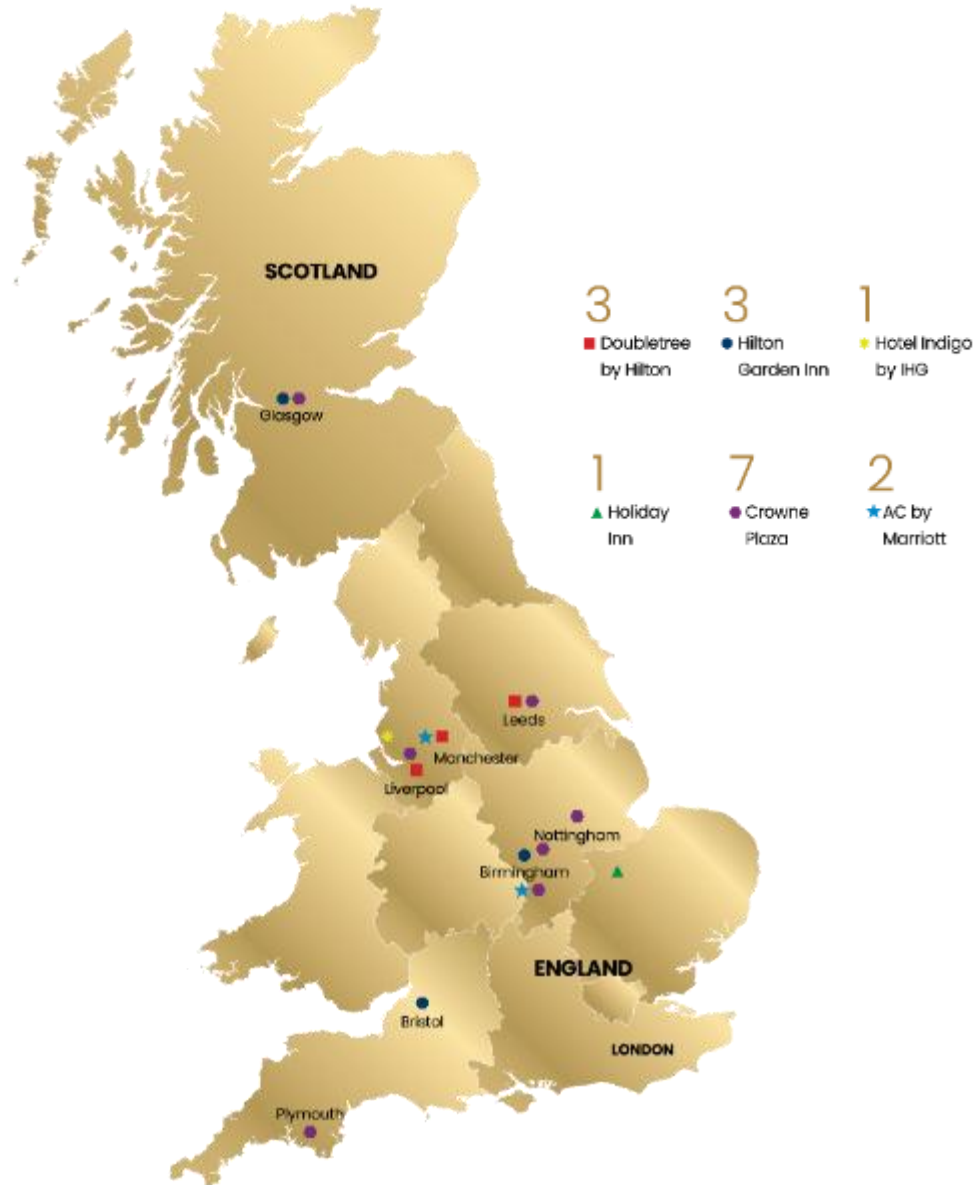
ProsperCap's Shareholding Structure⁽¹⁾



Note:

⁽¹⁾ As of 31 Dec 2025 – subject to the disclosure of our shareholders.

Property Portfolio



S/N	Franchisor	Hotel Name	Category	Leasehold ⁽¹⁾	Unexpired Lease Term ⁽²⁾	Construction Year	Keys	Gross Internal Area (GIA) sqft	Total Floor Area (sqm)
1	Marriott	AC Hotel by Marriott Birmingham	Upscale	Leasehold	105	2001	90	44,999	4,266
2	Marriott	AC Hotel by Marriott Manchester Salford Quays	Upscale	Leasehold	128	2008	142	64,043	5,950
3	IHG	Crowne Plaza Chester	Upscale	Leasehold	91	1988	160	139,014	13,120
4	IHG	Crowne Plaza Glasgow	Upscale	Leasehold	87	1989	283	189,049	17,563
5	IHG	Crowne Plaza Harrogate	Upscale	Leasehold	84	1984	214	178,181	16,554
6	IHG	Crowne Plaza Nottingham	Upscale	Long leasehold	958	1983	210	157,639	27,315
7	IHG	Crowne Plaza Plymouth	Upscale	Freehold	N/A	1972	211	194,252	18,606
8	IHG	Crowne Plaza Solihull	Upscale	Leasehold	90	1990	120	93,114	8,911
9	IHG	Crowne Plaza Stratford-Upon-Avon	Upscale	Leasehold	73	1972	259	182,692	16,973
10	Hilton	DoubleTree by Hilton Hotel & Spa Chester	Upscale	Freehold	N/A	18 th Century	219	141,978	13,480
11	Hilton	DoubleTree by Hilton Leeds City Centre	Upscale	Long leasehold	936	2009	333	186,846	17,529
12	Hilton	DoubleTree by Hilton Manchester Piccadilly	Upscale	Long leasehold	230	2007	285	150,619	14,027
13	Hilton	Hilton Garden Inn Birmingham Brindleyplace	Upscale	Leasehold	114	2001	238	106,251	10,031
14	Hilton	Hilton Garden Inn Bristol City Centre	Upscale	Leasehold	98	1999	171	64,383	5,981
15	Hilton	Hilton Garden Inn Glasgow City Centre	Upscale	Freehold	N/A	2000	164	65,303	6,067
16	IHG	Holiday Inn Peterborough West	Upper Midscale	Leasehold	115	1981	133	84,597	7,859
17	IHG	Hotel Indigo Liverpool	Upscale	Freehold	N/A	2011	151	60,797	6,090
Total							3,383	2,103,757	210,322

(1) Long leasehold refers to a lease term of 199 years or more.

(2) Unexpired lease term as of 2025.



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Key Events In FY2025



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Key Events in FY2025

1. Appointment of new auditor

- New independent auditor, Deloitte & Touche LLP was appointed via resolution passed at EGM in July 2025.

2. Completion of Hilton “Property Improvement Plan” (PIP):

- 6 Hilton hotels with close to 1400 rooms, under ProsperCap’s portfolio, were refurbished in 2024 and 2025
- Room refurbishments and upgrades to selected common areas to meet the brand standards of Hilton



Overview of Hilton PIP



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Financial Highlights

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Key Financial Highlights

Please refer to the Financial Statements from pages 121 to 211 of the Annual Report 2025 for more details

REVENUE

S\$256.9
million

▲ FY2024:
S\$246.9 million



GROSS PROFIT

S\$140.8
million

▲ FY2024 (Restated):
S\$133.5 million



LOSS BEFORE TAX

S\$(32.3)
million

▲ FY2024 (Restated):
S\$(50.1) million



NET ASSET VALUE ("NAV") PER ORDINARY SHARE S\$ CENTS

11.44
Cents

▼ FY2024 (Restated):
12.97 Cents



LOSS PER SHARE

(1.86)
Cents

▲ FY2024 (Restated):
(3.12) Cents



NET DEBT/ TOTAL EQUITY

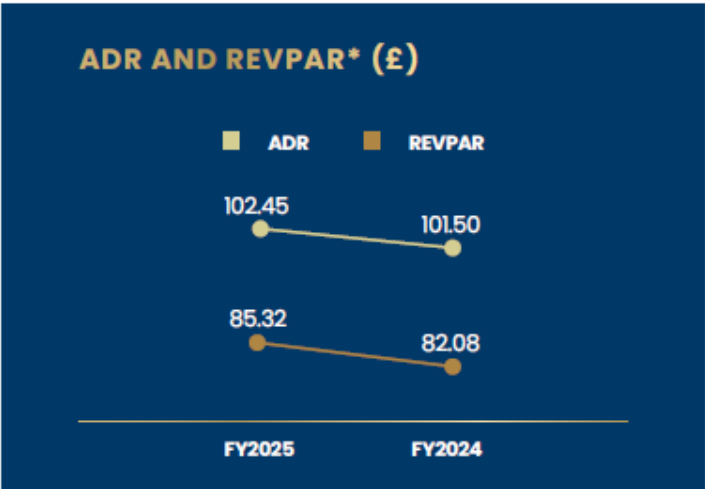
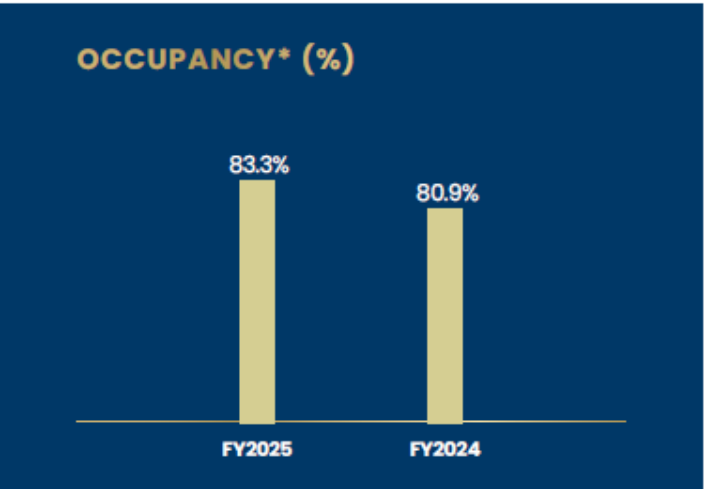
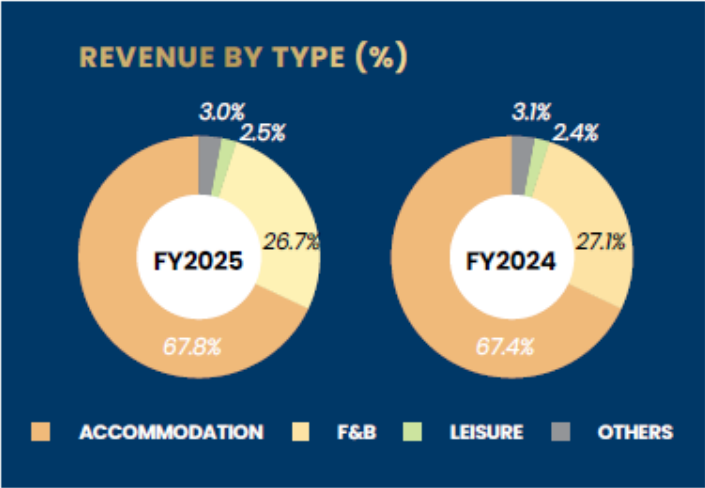
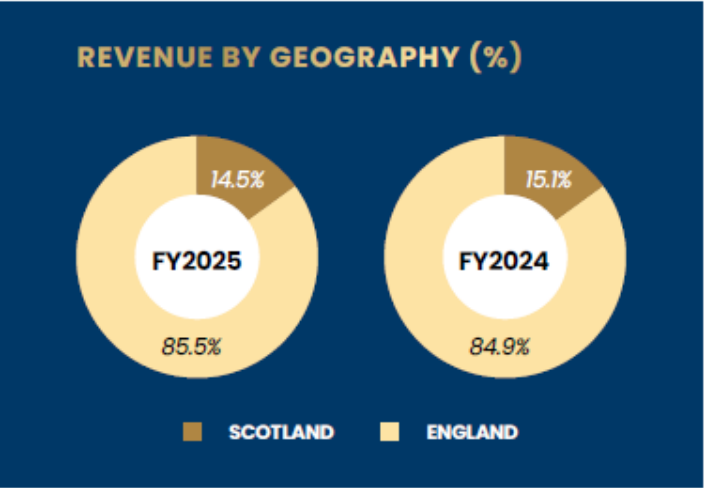
2.96

▲ FY2024 (Restated):
2.46



Key Financial Highlights

Please refer to the Financial Statements from pages 121 to 211 of the Annual Report 2025 for more details



* Both the Occupancy and RevPAR have been adjusted on the following:
 - The total number of rooms available in FY2025 excludes 49,436 rooms, which were made unavailable for sale due to lift upgrading at DoubleTree by Hilton Manchester and Hilton Property Improvement Plan ("Hilton PIP") in 4 hotels under the hotel brand.
 - The total number of rooms available in FY2024 excludes 49,868 rooms, which were made unavailable due to the Hilton PIP renovation works in 2 hotels under the hotel brand.

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Growth Strategies

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Growth Strategies

1. Improve Revenue Resilience

Asset Enhancement and Income Growth in a Constrained-Supply Market

- **PIP uplift:** 792 guestrooms across four Hilton hotels now refurbished and trading; revenue benefit expected to strengthen from FY2026
- **Sustaining occupancy and RevPAR growth:** Maintaining performance above the regional market through refurbished inventory and active asset management; UK regional RevPAR forecast at approximately 1.5% for 2026¹
- **Optimise hotel revenue streams:** Explore various options to amplify income from the hotels; evaluate projects such as space conversions and F&B operations reviews.



(1) PwC: [Selective resilience. Hotels forecast 2025 -2026](#)

Growth Strategies

2. Lower Cost Base, Sustainably

Energy Efficiency, Procurement and Operational Discipline

- **Combined Heat and Power (CHP):** Systems installed in 11 of 17 hotels, simultaneously generating electricity and heat and reducing grid dependency and utility costs across the majority of the portfolio
- **Supplier negotiations:** Attempt cost savings with current energy suppliers
- **Sustainable energy alternatives:** Exploring renewable energy options to improve sustainability rating and reduce overall costs
- **Overall aim:** Targeting EBITDA improvement through disciplined, sustainable cost reductions



Growth Strategies

3. Strengthen the Foundation for Growth

Capital Structure Optimisation and Long-Term Platform Strategy

- **Loan extension:** Intending to exercise the first 12-month extension option on senior and mezzanine loan facilities maturing September 2026
- **Balance sheet support:** Shareholder support structures in place, including an irrevocable letter of support from DTGO Prosperous Limited and a GBP 22.4 million Credit Facility from DTP Inter Holdings
- **Capital structure review:** Evaluating a range of capital structure options to enhance capital efficiency and long-term shareholder value



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Questions & Answers

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Thank You!

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