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<u>FOR IMMEDIATE RELEASE</u>

ProsperCap Delivers Improved 1H FY26 Results Backed by Revenue Growth

- Revenue increased by 10.1% from S$117.4 million in 1H FY25 to S$129.3 million in 1H FY26
- Gross profit rose by 13.2% to S$71.0 million in 1H FY26, supported by stronger contributions from the Group's UK hospitality portfolio
- Loss attributable to owners of the Company narrowed by 21.2% to S$13.9 million in 1H FY26 from S$17.7 million in 1H FY25

Singapore, 13 August 2026 – ProsperCap Corporation Limited ("**ProsperCap**" or the "**Company**", and together with its subsidiaries, the "**Group**") today announced its consolidated financial results for the six months ended 30 June 2026 ("**1H FY26**").

Financial Highlights

(S$'000)	1H FY26[1]	1H FY25 Restated[2]	% Change
Revenue	129,259	117,415	10.1
Cost of sales	(58,289)	(54,716)	(6.5)
Gross profit	70,970	62,699	13.2
Other income	149	2,578	(94.2)
Administrative expenses	(55,224)	(54,497)	(1.3)
Selling and distribution expenses	(7,247)	(7,040)	(2.9)
Other expenses	(130)	-	N.M.
Net finance costs	(23,222)	(21,448)	(8.3)
Loss before tax	(14,704)	(17,708)	17.0
Loss attributable to shareholders	**(13,947)**	**(17,708)**	**21.2**

[1] Average exchange rate of GBP 1 : SGD 1.7189 for 1H FY26 (1H FY25: GBP 1 : SGD 1.7171)
2 Refer to Note 20 of the condensed interim financial statements for six months ended 30 June 2026 (unaudited)

Overview

In 1H FY26, the Group's revenue increased by 10.1% to S$129.3 million, compared with S$117.4 million for the six months ended 30 June 2025 ("1H FY25"). The improvement in revenue was mainly driven by higher average daily room rates and higher available rooms upon completion of the room refurbishment of 4 hotels in September 2025, as these hotels were under the Hilton Property Improvement Plan ("Hilton PIP") from March 2025 to September 2025, higher demand at DoubleTree by Hilton Manchester Piccadilly following the completion of its lift upgrading on 12 June 2025, and improved contributions from other hotels, mainly due to stronger leisure and corporate demand in the cities, mainly from Crowne Plaza Glasgow and Crowne Plaza Stratford-Upon-Avon.

Correspondingly, cost of sales in 1H FY26 grew 6.5% to S$58.3 million from S$54.7 million in 1H FY25, in line with the higher revenue generated, but at an evidently lower rate than the revenue increment. Hence, the Group's gross profit rose to S$71.0 million in 1H FY26 from S$62.7 million in 1H FY25, marking an improvement in gross profit margin from 53.4% in 1H FY25 to 54.9% in 1H FY26.

Other income decreased by 94.2% to S$0.1 million in 1H FY26 from S$2.6 million in 1H FY25 mainly due to lower insurance claims received in 1H FY26. Administrative expenses increased slightly by 1.3% to S$55.2 million in 1H FY26, reflecting higher depreciation and higher UK operating costs, which was partly offset by lower Singapore head office expenses.

Selling and distribution expenses rose by 2.9% to S$7.2 million in 1H FY26 in line with higher revenue and sales-related activities. Net finance costs increased by 8.3% to S$23.2 million in 1H FY26, mainly due to higher amortisation of debt financing transaction costs capitalised, higher interest expenses on loans from the immediate holding company, lower gain arising from derivative financial assets reclassified from equity, and higher bank charges, commitment fee and others. These increases were partially offset by lower loan interest expenses due to a lower variable interest rate, lower lease interest expenses, and lower income from derivative financial assets, at fair value through profit or loss.

As a result, the loss attributable to owners of the Company narrowed by 21.2% to S$13.9 million in 1H FY26, compared with S$17.7 million in 1H FY25.

Commenting on the results, Mr Weerachai Amornrat-Tana, Acting Chief Executive Officer of ProsperCap, said**:** "We are encouraged by the progress achieved in 1H FY26,

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with stronger revenue and improved portfolio performance underscoring the resilience of our UK hospitality assets and the dedication of our UK and Singapore teams. While market conditions remain challenging, we are confident in the Group's direction and are focused on driving operational efficiency and sustainable value creation."

Performance of Portfolio Hotels

- Summary of Key Performance Indicators

The numbers are stated in £ to demonstrate performance rather than currency effects.

	1H FY26	1H FY25	% Change
Rooms Available	612,323	572,133*	7.0
Rooms Sold	503,583	461,530	9.1
Occupancy	82.2%	80.7%	1.5
ADR (£)	102.47	99.99	2.5
RevPAR (£)	84.27	80.66	4.5
Revenue (£'000)	75,199	68,380	10.0
Gross Operating Income# (£'000)	41,288	36,845	12.1

* The total number of rooms available in 1H FY25 excludes 40,190 rooms, which were made unavailable for sale due to lift upgrading of the DoubleTree by Hilton Manchester Piccadilly (19,287) and Hilton's Property Improvements Plan (PIP) in 4 hotels under the hotel brand (20,903).

Includes business interruption insurance adjustments.

With the addition of 40,190 rooms which were previously unavailable due to upgrading projects, the Group had an additional 7% more rooms available in 1H FY26 as compared to the same period last year. A total of 503,583 rooms were sold in 1H FY26, up from 461,530 rooms in the same period in the previous year, a solid 9.1% increase, and the portfolio achieved an overall occupancy rate of 82.2% in 1H FY26, a notable rise from 80.7% in 1H FY25.

Furthermore, the Revenue Per Available Room ("**RevPAR**") improved by 4.5%, up from £80.66 in 1H FY25 to £84.27 in 1H FY26, while the Average Daily Rate ("**ADR**") reached £102.47 for 1H FY26 compared to £99.99 for 1H FY25. Overall, the hotels' total revenue rose by 10.0% from £68.4 million in 1H FY25 to £75.2 million in 1H FY26, and gross operating income rose 12.1% from £36.8 million in 1H FY25 to £41.3 million in 1H FY26.

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Business Outlook

The UK regional hospitality market is expected to remain resilient in the second half of 2026 despite ongoing macroeconomic and geopolitical uncertainties [1], supported by stable domestic leisure demand, continued corporate travel activity and sustained demand across regional markets. While occupancy levels are expected to remain relatively stable, average room rates are anticipated to continue supporting revenue performance, particularly in established regional cities with diversified demand drivers.

Industry reports indicate that regional hotel markets continue to benefit from stable domestic leisure demand, resilient corporate travel and moderate room-rate growth. According to Knight Frank[2], regional UK RevPAR growth of 4.8% in the first quarter of 2026 was driven primarily by higher average daily rates and supported by improving occupancy across many regional cities. Meanwhile, VisitBritain reported that hotel occupancy across England excluding London[3] remained stable during the first five months of 2026, with modest improvements in ADR and RevPAR, reflecting steady market fundamentals.

Although market conditions remain generally favorable, the Group continues to face challenges arising from rising labour costs, higher business rates and inflationary operating expenses. Management will therefore maintain a disciplined approach to revenue management, cost optimisation and operational efficiency, while strengthening ancillary revenue streams and enhancing the competitiveness of its hospitality assets through selective asset enhancement initiatives.

The Board remains cautiously optimistic that the Group, as a disciplined owner and operator of regional UK hospitality assets, supported by prudent financial management and disciplined execution, will be well positioned to navigate the evolving operating environment, manage margin pressures effectively and deliver sustainable long-term value for shareholders, barring any material deterioration in economic or geopolitical conditions.

Note: Please read this media release in conjunction with the Company's SGXNet announcement on the same date.

[1] PwC UK's Hotels Forecast 2025–2026: "Selective resilience"
[2] Knight Frank UK Hotel Dashboard: Q1 2026 dated 11 May 2026
[3] Visit Britain: England Hotel Occupancy dated 25 June 2026

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About ProsperCap Corporation Limited

ProsperCap Corporation Limited ("**ProsperCap**" or the "**Company**", and together with its subsidiaries, the "**Group**") is a real estate investment and management company listed on the Catalist of the Singapore Exchange (SGX). Headquartered in Singapore, the Group focuses on building a diversified real estate portfolio across various geographies, with an emphasis on the ownership and management of global hospitality and lodging assets.

ProsperCap currently owns a portfolio of 17 predominantly upscale hotels with a total of 3,383 keys located in key regional cities across the United Kingdom. The properties are managed by one of the leading hotel operators experienced with international and multi-brand hotel portfolios and operated under franchise agreements with well-known international hotel brands, namely Hilton, IHG and Marriott. Future strategic initiatives include portfolio expansion and hotel guest experience enhancements. The Group is committed to a long-term value-added investment strategy that focuses on innovation in keeping with its financial and societal objectives for sustainable operations.

This press release has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this press release, including the correctness of any of the statements or opinions made, or reports contained in this press release.

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