PROSPERCAP CORPORATION LIMITED
(Company Registration No. 197300314D)
(Incorporated in Republic of Singapore)

ENTRY INTO AN AGREEMENT TO EXTEND SUBSIDIARIES' OBLIGATIONS UNDER THE SENIOR AND MEZZANINE FACILITY AGREEMENTS

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1. The Board of Directors (the "**Board**") of ProsperCap Corporation Limited (the "**Company**" and together with its subsidiaries, the "**Group**") refers to:

   a. its announcement dated 13 September 2024 in relation to the entry by the wholly-owned subsidiary of the Company, ProsperCap Subholdco Limited (the "**Senior Borrower**") into a senior facility agreement (the "**Senior Facility Agreement**") as borrower, and another wholly-owned subsidiary, PPC Regional Hospitality Group Company Limited (the "**Mezzanine Borrower**") entered into a mezzanine facility agreement (the "**Mezzanine Facility Agreement**", and together with the Senior Facility Agreement, the "**Facility Agreements**") as borrower, with various lenders (the "**13 September 2024 Announcement**");

   b. its announcement dated 21 September 2026 in relation to the agreement to extend the Senior and Mezzanine Facility Agreement (the "**21 September 2026 Announcement**");

   c. its announcement dated 13 October 2026 in relation to the entry into agreement to further extend the Senior and Mezzanine Facility Agreements (the "**13 October 2026 Announcement**");

   d. its announcement dated 2 November 2026 in relation to the entry into agreement to a third extension of the Senior and Mezzanine Facility Agreements (the "**2 November 2026 Announcement**"); and

   e. its announcement dated 3 November 2026 in relation to the entry into agreement to a fourth extension of the Senior and Mezzanine Facility Agreements (the "**3 November 2026 Announcement**"); and

   f. its announcement dated 4 November 2026 in relation to the entry into agreement to a fifth extension of the Senior and Mezzanine Facility Agreements (the "**4 November 2026 Announcement**"),

   (collectively, the "**Announcements**").

   Unless otherwise stated, capitalised terms used herein shall bear the same meanings ascribed to them in the Announcements.

2. The Board wishes to announce that on 4 November 2026 PPC HoldCo Limited, DTP Hospitality Limited, and Situs Asset Management Limited, as facility agent under the Senior Facility Agreement and the Mezzanine Facility Agreement (the "**Facility Agent**", and "**Senior Facility Agent**" under the Senior Facility Agreement), for and on behalf of

the Senior Lenders and the Mezzanine Lenders, have successfully entered into an agreement (the "**Agreement**") on the following terms:

a. a revised capital expenditure plan has been agreed for the Senior Borrower and the Mezzanine Borrower under the Facility Agreements;

b. the Senior Borrower and the Mezzanine Borrower shall make the following payments under the respective Facility Agreements:

(i) a voluntary prepayment of GBP 10,000,000 no later than 4 November 2026 to be applied to the loan under the Senior Facility Agreement ("**Senior Loan**"), by way of equity contributions and/or subordinated loans (the funds of which have now been deposited in the Senior Debt Service Account for further distribution);

(ii) a payment of GBP 7,000,000, by way of equity and/or subordinated loans, of which:

(a) GBP 5,000,000 shall be applied to the Senior Loan as a voluntary prepayment upon the successful completion of the transfer of the rights and obligations of the Mezzanine Facility Agreement between the Mezzanine Lenders (the "**Mezzanine Transfer**");

(b) a sum of GBP 2,000,000 shall be applied as a voluntary prepayment to reduce the loan to value ratio (LTV) under the Senior Facility Agreement to no more than 55%, upon the receipt of an updated valuation of the properties, with the balance (if any) to be applied towards the voluntary prepayment of the Mezzanine Loan save that in the event the lenders under the Mezzanine Facility Agreement notifies the Senior Facility Agent, the GBP 2,000,000 shall be applied as voluntary prepayment towards the Senior Loan; and

(iii) a payment of GBP 8,000,000 shall be made available to the Facility Agent by way of equity and/or subordinated loans no later than 30 April 2027, to be applied towards the Senior Loan as a voluntary prepayment to reduce the loan to value ratio (LTV) under the Senior Facility Agreement to no more than 55%, with the balance (if any) to be applied towards the prepayment of the Mezzanine Loan,

c. save that in the event that the Mezzanine Transfer is not completed by latest 10 business day after 30 November 2026, GBP 7,000,000 prepayment amount specified under (2)(b)(ii) above shall be returned and GBP 8,000,000 prepayment obligation as described under 2(b)(iii) above will fall away.

PPC HoldCo Limited and DTP Hospitality Limited are both indirect wholly-owned subsidiaries of the Company.

3. With the execution of the Agreement, the Senior Facility Agreement and the Mezzanine Facility Agreement shall expire on 19 September 2027. In addition, the Senior Borrower and the Mezzanine Borrower retain the option to further extend the maturity of the Senior Loan and the Mezzanine Loan for a period of one year, on each of 19 September 2027 and 19 September 2028 respectively, subject to relevant conditions under the Facility Agreements being met.

4. Save as disclosed in this announcement and other than through their respective directorships and shareholdings in the Company, if any, none of the Directors or, to be best of the Directors' knowledge, controlling shareholders of the Company or their associates has any interest, direct or indirect, in the credit facilities or the Refinancing.

CAUTION IN TRADING

Shareholders are advised to exercise caution in trading their shares. The credit facilities, including the Refinancing, remain subject to, amongst other things, fulfilment of the conditions precedent under the Facility Agreements. There is no certainty or assurance that such conditions precedent can be fulfilled, or that the Refinancing and/or the financing pursuant to the Facility Agreements will be undertaken at all. The Company will provide further details, where necessary, in subsequent announcements in accordance with the Catalist Rules of the SGX-ST at the appropriate junctures. Shareholders and potential investors are advised to read this announcement and any further announcements released by the Company carefully. Shareholders and potential investors should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisors if they have any doubt about the actions they should take.

BY ORDER OF THE BOARD

PROSPERCAP CORPORATION LIMITED
Weerachai Amornrat-Tana
Acting Chief Executive Officer

5 November 2026

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 announcement has been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**"). This announcement 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 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 Ms Foo Jien Jieng, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, sponsorship@ppcf.com.sg.