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

ENTRY INTO AGREEMENT FOR A FIFTH EXTENSION OF 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 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**"),

   (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 further to the 3 November 2026 Announcement, on 3 November 2026, the Senior Borrower and the Mezzanine Borrower had entered into an agreement with the lenders of the Senior Facility Agreement and the Mezzanine Facility Agreement respectively, to further extend the last extended expiry date of the Facility Agreements of 3 November 2026 to 4 November 2026 (the "**Fifth Extension**"), so as to allow the Senior Borrower and the Mezzanine Borrower to complete their negotiations and documentation with respect to the additional time required to satisfy the relevant capital expenditure milestone requirements under the Facility Agreements.

3. Taking into account the number of parties involved under the Senior Facility Agreement

and the Mezzanine Facility Agreement, negotiations have taken longer than expected.

4. The Company will make further announcements as and when there are material updates and developments.

5. 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

4 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.

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