FOR IMMEDIATE RELEASE

ProsperCap Enters 10-year Management Agreement for 17 UK hotels

Agreement with Valor Hospitality Europe covers a multi-brand portfolio and supports long-term operational performance

Singapore, 26 November 2026 – ProsperCap Corporation Limited ("**ProsperCap**" or the "**Company**", and together with its subsidiaries, the "**Group**") announced the signing of a new hotel management agreement ("**HMA**") with Valor Hospitality Europe Limited ("**Valor Hospitality Europe**") yesterday for its portfolio of 17 hotels in the United Kingdom.

The HMA takes effect on 1 September 2026 and has a term of 10 years. The portfolio spans established international brands, including Crowne Plaza, Holiday Inn, DoubleTree by Hilton, Hilton Garden Inn, Hotel Indigo, and AC by Marriott Hotels.

Under the agreement, Valor Hospitality Europe will manage hotel operations, commercial performance, people, planning and reporting, property compliance and shared central services. The arrangements also provide for the management of approved capital works and major renovation projects.

For ProsperCap, the long-dated arrangement provides continuity of management, clearer accountability and a stable platform for investment and operational planning across the portfolio. For Valor Hospitality Europe, it provides the runway to implement long-term commercial, people and property initiatives, with performance measured against agreed requirements. The structure also gives both parties a defined path to continue the relationship while retaining the ability to review their position through the agreed notice process.

More performance-linked fee structure

Under the HMA, the applicable subsidiaries of ProsperCap will pay Valor Hospitality Europe a base fee and an incentive fee, of which is payable upon Valor Hospitality Europe meeting certain performance targets stipulated under the HMA. The financial commitments under the HMA remain broadly comparable to its obligations under the previous HMA.

This framework gives ProsperCap greater cost discipline and downside protection, while giving Valor Hospitality Europe a more visible fee target through sustained operating performance.

Mr. Weerachai Amornrat-Tana, Acting Chief Executive Officer of ProsperCap, said: "This agreement provides a clear, long-term framework for the management of our UK hotel portfolio. It supports consistent oversight, disciplined investment planning and a shared focus on sustainable operational performance. The structure reflects our intention to build continuity while maintaining appropriate governance and performance safeguards."

The agreement establishes a long-term operating framework across the portfolio, with defined owner approvals, procurement controls, performance requirements and reporting obligations.

For more information, please contact:

Cogent Media
Karina Choo, karina@cogentcomms.com
Tel: (65) 6704 9280 / Mob: (65) 9107 6991
Gerald Woon, woon@cogentcomms.com
Tel: (65) 6704 9268 / Mob: (65) 9694 8264

ProsperCap
Ann Ng
Manager, Corporate Communications
ir@prospercap.com

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.

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.