



FIRST SPONSOR GROUP LIMITED
(Incorporated in the Cayman Islands)
(Registration No. 195714)

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE SGX-ST LISTING MANUAL

Pursuant to Rule 706A of the SGX-ST Listing Manual, First Sponsor Group Limited (“**Company**”) wishes to announce the following transactions that occurred during the half year ended 31 December 2023:

A. Incorporation of subsidiaries

1. First Sponsor (Guangdong) Group Limited (“**FSGD**”), an indirect wholly-owned subsidiary of the Company, incorporated the following wholly-owned subsidiary:

Name of company	: Shanghai Zhuge Enterprise Co., Ltd. (“ SHZE ”) (上海铸舸实业有限公司)
Date of incorporation	: 27 July 2023
Country of incorporation	: People’s Republic of China (“ PRC ”)
Registered capital	: RMB600,000,000
Principal activities	: Property financing and property investment

On 6 September 2023 and 8 September 2023, FSGD contributed RMB600,000,000 in aggregate to the registered capital of SHZE.

2. Dongguan Dongfu Investment Consultancy Co., Ltd. (东莞市东富投资咨询有限公司) (“**DG Dongfu**”), (formerly known as FS Dongguan No. 10 Investment Consultancy Co., Ltd.), an indirect wholly-owned subsidiary of the Company, incorporated the following wholly-owned subsidiaries:

Name of company	: Dongguan Dongfu No. 1 Investment Consultancy Co., Ltd. (“ Dongfu No.1 ”) (东莞市东富一号投资咨询有限公司)
Date of incorporation	: 14 November 2023
Country of incorporation	: PRC
Registered capital	: RMB22,500,000
Principal activities	: Investment holding and property management
Name of company	: Dongguan Dongfu No. 2 Investment Consultancy Co., Ltd. (“ Dongfu No.2 ”) (东莞市东富二号投资咨询有限公司)
Date of incorporation	: 14 November 2023
Country of incorporation	: PRC
Registered capital	: RMB22,500,000
Principal activities	: Investment holding and property management
Name of company	: Dongguan Dongfu No. 3 Investment Consultancy Co., Ltd. (“ Dongfu No.3 ”) (东莞市东富三号投资咨询有限公司)
Date of incorporation	: 14 November 2023
Country of incorporation	: PRC
Registered capital	: RMB22,500,000
Principal activities	: Investment holding and property management

As at the date of this announcement, DG Dongfu has not made any capital contribution to Dongfu No.1, Dongfu No.2 and Dongfu No.3.

B. Change of interests in subsidiaries

On 12 December 2023, FS Pitt Street Hotel Pte. Ltd., an indirect wholly-owned subsidiary of the Company, acquired an additional 20% equity interest in v5 Pitt Street Hotel Pty Ltd, v5 Pitt Street Hotel Trust and v5 Pitt Street Hotel OpCo Pty Ltd for a cash consideration of AUD200 each from an unrelated third party. As a result of this acquisition, the equity interest in each of the aforementioned entities has increased from 70.5% to 90.5% with effect from that date.

C. Cessation of a subsidiary

On 26 September 2023, FSGD and a non-controlling equity holder disposed of their respective 90% and 10% equity stake in Dongguan East Sun No. 2 Property Management Co., Ltd. ("**East Sun No. 2**"), to a third party for an aggregate cash consideration of approximately RMB25.6 million. The consideration was arrived at on a willing-buyer willing-seller basis, taking into account, amongst other things, the assets and liabilities of East Sun No. 2. Based on the unaudited management accounts of East Sun No. 2 as at 26 September 2023, the net asset value of East Sun No. 2 attributable to the Group amounted to approximately RMB25.7 million.

Following the disposal, East Sun No. 2 ceased to be a subsidiary of the Company.

D. Cessation of an associated company and a subsidiary

On 15 April 2023, FS Dongguan No. 3 Ltd ("FSDG3"), a wholly-owned indirect subsidiary of the Company, and Dongguan East Sun Limited ("East Sun"), a 90%-owned indirect subsidiary of the Company, entered into an agreement with a third party whereby FSDG3's entire 100% equity interest in Wanbang (Dongguan) Investment Consultancy Co., Ltd. ("Wanbang") and East Sun's entire equity interest in Dongguan Wan Li No. 1 Property Management Co., Ltd. ("Wan Li No. 1") would be disposed to the third party for an aggregate cash consideration of approximately RMB134.0 million. The consideration was arrived at on a willing buyer-willing seller basis, taking into account, amongst other things, the assets and liabilities of Wanbang and Wanli No. 1. Based on the unaudited management accounts of Wanbang and Wanli No. 1 as at 29 November 2023, the net asset value of Wanbang and Wanli No. 1 amounted to RMB25.8 million and RMB83.5 million respectively.

Wanbang and Wanli No. 1 ceased to be a subsidiary and associated company of the Company respectively with effect from 29 November 2023.

None of the above transactions has a material impact on the consolidated earnings per share or the consolidated net tangible assets per share of the Company for the financial year ended 31 December 2023.

This announcement excludes the transaction which was separately announced on 18 September 2023 in relation to the acquisition of shares and shareholder loan of Rotali B.V., which has since been renamed to NL Coolsingel Property 21 B.V.

BY ORDER OF THE BOARD

Neo Teck Pheng

Group Chief Executive Officer and Executive Director

20 February 2024