



Far East Orchard Limited
(Incorporated in the Republic of Singapore)
Company Registration No. 196700511H

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

The Board of Directors (the “**Board**”) of Far East Orchard Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce the following in respect of the second half of the financial year ended 31 December 2025:

Incorporation of a Wholly-Owned Subsidiary in the United Kingdom

The Company has incorporated a wholly-owned subsidiary in the United Kingdom, details as follows:

Name:	Far East Orchard UK Management Limited
Principal Activity:	Activities of head offices
Issued and Paid-up share capital:	£2.00

Far East Orchard UK Management Limited is wholly-owned by Far East Orchard Investment Holding Pte. Ltd., which is a wholly-owned subsidiary of the Company.

Acquisition of Additional Shareholding in an Associated Company

Far East Student Housing Pte. Ltd. (“**FESH**”), a wholly-owned subsidiary of the Company, has on 30 September 2025 completed the acquisition of additional 35% shareholding in Homes For Students Limited (“**HFS**”), from the existing shareholders, for an aggregate consideration of approximately S\$43.3 million (“**Consideration**”). The Consideration was determined on an arm’s length basis with reference to the historical financial performance of the business and included a contingent consideration payable subject to future conditions. The Consideration due at completion was settled via cash funded from internal resources and borrowings. Following the acquisition, the shareholding of FESH in HFS has increased from 49% to 84%. The unaudited net asset value of FESH’s additional 35% interest in HFS as at 30 September 2025 is £3.7 million. Consequently, HFS and its subsidiaries (Universal Student Living Limited, BTR PRS Ltd, Resi Software Solution Limited, and Orla Living Limited) are now subsidiaries of the Company, and their details are as below:

Name:	Homes for Students Limited
Country of Incorporation:	The United Kingdom
Date of Incorporation:	26 October 2015
Principal Activity:	Purpose-built student accommodation operator
Total number of shares issued:	6,000
Issued and Paid-up share capital:	£6,000

Name: Universal Student Living Limited
Country of Incorporation: The United Kingdom
Date of Incorporation: 4 May 2012
Principal Activity: Purpose-built student accommodation operator
Total number of shares issued: 100
Issued and Paid-up share capital: £100

Name: BTR PRS Ltd
Country of Incorporation: The United Kingdom
Date of Incorporation: 20 April 2021
Principal Activity: Co-Living and Build to Rent operator

Total number of shares issued (A Ordinary Shares): 85

Issued and Paid-up share capital (A Ordinary Shares): £85

Total number of shares issued (B Ordinary Shares): 15

Issued and Paid-up share capital (B Ordinary Shares): £15

Total number of preference shares issued (Preference Shares): 500,000

Issued and Paid-up share capital (Preference Shares): £500,000

Total number of preference shares issued (Preference A Shares): 250,000

Issued and Paid-up share capital (Preference A Shares): £250,000

Name: Resi Software Solution Limited
Country of Incorporation: The United Kingdom
Date of Incorporation: 30 May 2025
Principal Activity: Business and domestic software development
Total number of shares issued: 100
Issued and Paid-up share capital: £100

Name:	Orla Living Limited
Country of Incorporation:	Ireland
Date of Incorporation:	1 April 2025
Principal Activity:	Other accommodation
Total number of shares issued:	100
Issued and Paid-up share capital:	€100

By Order of the Board

Phua Siyu Audrey
Company Secretary
27 February 2026