

FAR EAST ORCHARD LIMITED
(Company Registration Number: 196700511H)
(Incorporated in the Republic of Singapore)
(the “Company”, and together with its subsidiaries, the “Group”)

MINUTES OF FIFTY-FIFTH ANNUAL GENERAL MEETING

DATE : Wednesday, 19 April 2023

TIME : 10.00 a.m.

PRESENT : Per Attendance List maintained by the Company

CHAIR OF THE MEETING : Ms Koh Kah Sek

1. INTRODUCTION & QUORUM

- 1.1 Ms Koh Kah Sek, Chair of the Board of Directors, welcomed shareholders to the Company’s 55th Annual General Meeting (“**AGM**”). The Chair informed that she received confirmation from the Company Secretary that a quorum was present and called the Meeting to order.
- 1.2 The Chair introduced the Board members (namely Mr Ramlee Bin Buang, Mdm Diana Ee, Mr Shailesh Anand Ganu, Ms Ku Xian Hong and Mr Samuel Rhee) and the Group CEO & Executive Director Mr Alan Tang.
- 1.3 The Chair also introduced CFO Ms Joanna Gok, Financial Controller Ms Tok Pei Jun, CEO of Far East Hospitality Mr Arthur Kiong and Company Secretary Ms Audrey Phua before she invited Group CEO and Executive Director Mr Alan Tang to give his presentation.

2. GROUP CEO PRESENTATION AND QUESTIONS & ANSWERS

- 2.1 Mr Alan Tang welcomed shareholders to the AGM. He explained that shareholders had been invited to submit in advance, questions relating to the resolutions to be tabled for approval. The Company’s responses to shareholders’ substantial and relevant questions submitted in advance of the AGM have been published on SGXNet and the Company’s website on 13 April 2023. The Company had also published its responses to questions received from the Securities Investors Association (Singapore) on SGXNet and the Company’s website on 15 April 2023.
- 2.2 Mr Alan Tang gave a presentation covering the Group’s FY2022 financial performance, dividends, a review of the hospitality, purpose-built student accommodation (“**PBSA**”) and property development businesses, strategic focus over the years and the Company’s strategy leading up to FY2025. The presentation slides are attached hereto as **Appendix A**.

3. NOTICE OF MEETING

- 3.1 The Chair thanked Mr Alan Tang for his presentation.
- 3.2 The Chair informed that the Notice of AGM dated 4 April 2023 was sent to all shareholders via ordinary mail, publication on SGXNet and the Company’s website and was also published in the Business Times on 4 April 2023. The Notice and Resolutions contained therein were taken as read.
- 3.3 The Chair informed shareholders that she had been appointed as proxy by some shareholders and would be voting in accordance with their instructions.
- 3.4 All resolutions put at the AGM would be voted by poll. Polling would be conducted electronically using a wireless handheld device, which had been distributed to shareholders earlier. Boardroom Corporate & Advisory Services Pte. Ltd. and CNP Business Advisory Pte. Ltd. had been appointed

as polling agent and independent scrutineer respectively. The validity of the proxies submitted by shareholders 72 hours before the AGM had been duly checked and the votes of all such valid proxies have been counted and verified. The percentage of votes received for each Resolution shall be rounded to 2 decimal places.

3.5 A representative from the polling agent briefed shareholders on the procedures for the electronic poll voting. After the briefing, a test resolution was successfully carried out.

3.6 The Chair informed that the Company will address questions from shareholders before proceeding to the Resolutions.

4. QUESTION & ANSWER SESSION

4.1 Shareholder Mr Ting Kian Wei enquired on Management's long-term outlook for the hospitality industry, including trends in tourism from Asian countries and retirees as a growing segment of travellers. He also enquired about the Group's hospitality business in Australia.

4.2 The Chair shared that pre-pandemic visitor arrivals in 2019 was approximately 19 million. The Singapore Tourism Board ("STB") had announced that for January and February 2023, Singapore's visitor arrivals had returned to approximately 80% of pre-pandemic arrivals, which excludes visitors from China. The Group's challenge is the labour shortage currently faced by the hospitality industry. Management is cautiously optimistic that visitor arrival numbers will eventually reach and surpass the 2019 pre-pandemic numbers.

4.3 As for the Group's hospitality business in Australia, it largely caters to the Australian domestic market as about 70% to 80% of visitors are interstate travellers.

4.4 In response to Mr Ting Kian Wei's enquiry on the Group's managed hotels in Sentosa and their targeted segments, Mr Arthur Kiong shared that the managed hotels in Sentosa target different segments and do not compete for the same business. For example, Village Hotel Sentosa targets families while The Outpost Hotel Sentosa targets couples. The Barracks attracts travellers interested in heritage and history and Oasia Resort Sentosa caters to travellers interested in wellness. The Group works closely with STB and the Singapore Hotel Association to provide feedback to STB on the trends observed.

4.5 Mr Ting Kian Wei enquired whether the Group's hotel management contracts are structured to be renewed annually and whether the Group is rewarded when the managed hotels are performing well. Mr Arthur Kiong advised that the industry standard for tenure of hotel management contracts is usually 10 years. As an operator, the Group receives incentive fees when the managed hotel performs well.

4.6 Mr Ting Kian Wei queried if the regulatory barriers to market entry for UK PBSA are high, and whether it takes a long time for supply to catch up with demand. Mr Alan Tang commented that regulations vary across the cities and the relevant authorities will review whether the easing of regulations can help address a demand-supply gap. UK is an education hub and demand for UK PBSA remains strong. The weakening of the UK pound also draws international students. The development of PSBA properties takes time, so it will take some time to close the supply gap.

4.7 Shareholder Mr Yong Pow Ang observed that the Company's share price is trading at a significant discount to its NAV (net asset value) and enquired whether any steps are being taken to address this. The Chair commented that the shares of many local real estate developers, including the Company, appear to be trading at a discount. However, share price is not representative of the fundamentals and value of the stock. Share prices are impacted by various factors, not all of which are within the control of individual companies. As Management continues working towards improving the Company's performance, it is hoped that share prices will trade upwards. The Company had outperformed its FY2019 and FY2018 results to achieve S\$54 million in operating

profit for FY2022. The Chair conveyed the Company's appreciation to the Management team and shareholders for their support.

- 4.8 In response to Mr Yong Pow Ang's query whether the Company would consider injecting properties into a REIT, the Chair informed that the Company had injected its two hospitality assets into Far East Hospitality Trust, as the Company's strategy is to be asset-light. The other hotels operated by the Group are not owned by the Company.
- 4.9 Mr Yong Pow Ang queried if any steps were being taken to manage currency translation loss. The Chair shared that Management adopts a natural hedge approach by borrowing in the currency of the jurisdictions it operates in to minimise exposure. The translation losses arise when the Group is required to translate its gains/losses to Singapore Dollars for financial reporting requirements. The Group's earnings in the various jurisdictions are sufficient to support operating cashflow.
- 4.10 Shareholder Mr Yew Soon Tieh commented that China is a big market and asked why the Company has not invested in China. The Chair informed that the Company had previously announced plans to expand its hospitality management business in China through a joint venture. These plans were stalled due to the pandemic. It is challenging to do business in China. The Company continues to take a prudent approach and review opportunities in China, including collaborating with partners who are familiar with the China market.
- 4.11 Mr Yew Soon Tieh queried on the fall in net profit in FY2022. The Chair clarified that the Company's performance in FY2022 was better than FY2021. After excluding extraordinary items, the improved operating performance for FY2022 would be even more apparent.
- 4.12 In response to Mr Yew Soon Tieh's query on contributions based on geographical spread, the Chair informed that the Group's largest geographical segment in FY2022 is the UK. Ms Joanna Gok added that the Group's reported operating profit is approximately \$54 million, of which 34% is from the UK. The Group's three key markets are Singapore, Australia and the UK.
- 4.13 Mr Yew Soon Tieh asked whether the Group had sold its property at Tanglin Shopping Centre ("TSC") and whether Orchard Rendezvous Hotel ("ORH") is freehold or leasehold. The Chair informed that the Group had sold its four units in TSC via a collective sale which was completed in 2022. As for ORH, the land on which ORH is situated is mainly freehold but certain area is leasehold, of which the Group sold a 50-year leasehold interest in ORH to Far East Hospitality Trust and holds the reversionary interest. This means upon expiry of the leasehold interest held by Far East Hospitality Trust, title to ORH will revert to the Group without any need for payment.
- 4.14 Mr Yew Soon Tieh expressed concern over recent low privatisation offers in the market and requested the Independent Directors to look into how the Company can achieve a higher share price to minimise such a risk. Lead Independent Director Mr Ramlee Bin Buang advised that the Board of Directors will work with Management to review ways to improve the Company's performance and share price.
- 4.15 Shareholder Mr Philip Tan queried on the Company's share price trading at a large discount to NAV, and the link between Company's mission and its share price. He also queried why the Company has not reinstated the dividend pay-out to pre-pandemic levels of 6 cents per share.
- 4.16 The Chair recapped that share prices are affected by many factors. The Company's objective is to improve its fundamentals and performance, which will in turn increase operating profits and generate more cash for dividend payments. Earnings per share for FY2022 is 4.7 cents, and the proposed total dividend payment of 4 cents per share for FY2022 represents a payout of approximately 80% of profits to shareholders. Declaring a dividend of 6 cents per share at this juncture would exceed the profits, and the Company needs to exercise prudence and run its business sustainably with regard to macroeconomic factors (such as geo-political tensions and rising interest rates) which impact on tourism and its business. The Company will continue to declare dividends prudently and responsibly whilst working to improve the fundamentals of its

business. The Board seeks shareholders' patience and understanding in this matter.

4.17 Having addressed the shareholders' questions, the Chair proceeded to the Resolutions.

ORDINARY BUSINESS

5 ORDINARY RESOLUTION 1 – ADOPTION OF AUDITED FINANCIAL STATEMENTS FOR FINANCIAL YEAR ENDED 31 DECEMBER 2022 TOGETHER WITH DIRECTORS' STATEMENT AND REPORT OF THE INDEPENDENT AUDITOR

5.1 The first resolution was to receive and adopt the Audited Financial Statements of the Company for the financial year ended 31 December 2022 together with the Directors' Statement and the Independent Auditor's Report.

5.2 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	309,027,868 (99.99%)
Votes against	36,035 (0.01%)
Total no. of valid votes	309,063,903

5.3 The Chair declared the motion carried. IT WAS RESOLVED:

That the Audited Financial Statements of the Company for the financial year ended 31 December 2022 together with the Directors' Statement and the Independent Auditor's Report thereon be received and adopted.

6 ORDINARY RESOLUTION 2 – APPROVAL OF FIRST AND FINAL DIVIDEND AND SPECIAL DIVIDEND

6.1 The second resolution was to approve a first and final one-tier tax exempt dividend of 3 cents per ordinary share and a special one-tier tax exempt dividend of 1 cent per ordinary share for the financial year ended 31 December 2022.

6.2 The Chair informed that the Board of Directors had recommended for shareholders' approval, the payment of such first and final dividend and special dividend. If approved by shareholders, the first and final dividend and special dividend will be paid on or around 28 June 2023.

6.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	309,104,980 (99.99%)
Votes against	29,914 (0.01%)
Total no. of valid votes	309,134,894

6.4 The Chair declared the motion carried. IT WAS RESOLVED:

That a first and final one-tier tax exempt dividend of 3 cents per ordinary share and a special one-tier tax exempt dividend of 1 cent per ordinary share for the financial year ended 31 December 2022 be approved.

7 ORDINARY RESOLUTION 3 – APPROVAL OF DIRECTORS’ FEES OF UP TO S\$520,000 FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2023

7.1 Resolution 3 is to approve Directors’ fees for the sum of up to S\$520,000 for the financial year ending 31 December 2023, to be paid quarterly in arrears.

7.2 The Chair informed that the Board of Directors had recommended shareholders to approve the payment of such Directors’ fees.

7.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	308,827,615 (99.93%)
Votes against	225,651 (0.07%)
Total no. of valid votes	309,053,266

7.4 The Chair declared the motion carried. IT WAS RESOLVED:

That the payment of a sum of up to Five Hundred and Twenty Thousand Singapore Dollars (S\$520,000) as Directors’ Fees for the financial year ending 31 December 2023, to be paid quarterly in arrears, be approved.

8 ORDINARY RESOLUTION 4 - RE-ELECTION OF MS KOH KAH SEK

8.1 The meeting proceedings were handed over to the Lead Independent Director, Mr Ramlee, to propose Resolution 4. Resolution 4 is to re-elect Ms Koh Kah Sek, a Director retiring by rotation pursuant to Regulation 98 of the Company’s Constitution. Being eligible, Ms Koh had offered herself for re-election.

8.2 If re-elected, Ms Koh will remain as the Board Chair and a member of the Nominating Committee. Ms Koh is considered a Non-Executive Director.

8.3 Mr Ramlee proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	309,010,369 (99.97%)
Votes against	77,457 (0.03%)
Total no. of valid votes	309,087,826

8.4 Mr Ramlee declared the motion carried. IT WAS RESOLVED:

That Ms Koh Kah Sek be re-elected as a Director of the Company.

8.5 The meeting proceedings was handed back to the Chair.

9 ORDINARY RESOLUTION 5 - RE-ELECTION OF MR ALAN TANG YEW KUEN

9.1 Resolution 5 is to re-elect Mr Alan Tang Yew Kuen, a Director retiring pursuant to Regulation 98 of the Company’s Constitution. Being eligible, Mr Alan Tang had offered himself for re-election.

9.2 If re-elected, Mr Alan Tang will remain as an Executive Director.

9.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	309,053,683 (99.98%)
Votes against	49,857 (0.02%)
Total no. of valid votes	309,103,540

9.4 The Chair declared the motion carried. IT WAS RESOLVED:

That Mr Alan Tang Yew Kuen be re-elected as a Director of the Company.

10 ORDINARY RESOLUTION 6 - RE-ELECTION OF MDM EE CHOO LIN DIANA

10.1 Resolution 6 is to re-elect Mdm Ee Choo Lin Diana, a Director retiring pursuant to Regulation 98 of the Company's Constitution. Being eligible, Mdm Ee had offered herself for re-election.

10.2 If re-elected, Mdm Ee will remain as a member of the Audit & Risk Committee and a member of the Remuneration Committee. Mdm Ee is considered a Non-Independent Director for the purposes of Rule 704(8) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

10.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	309,015,813 (99.97%)
Votes against	86,650 (0.03%)
Total no. of valid votes	309,102,463

10.4 The Chair declared the motion carried. IT WAS RESOLVED:

That Mdm Ee Choo Lin Diana be re-elected as a Director of the Company.

11 ORDINARY RESOLUTION 7 - RE-APPOINTMENT OF INDEPENDENT AUDITOR

11.1 Resolution 7 is to approve the re-appointment of PricewaterhouseCoopers LLP as Independent Auditor of the Company and to authorise the Directors to fix their remuneration.

11.2 The Chair informed that the Audit & Risk Committee and the Board of Directors had reviewed and recommended PricewaterhouseCoopers LLP to be re-appointed and to hold office as the Company's Independent Auditor until the next AGM.

11.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	308,991,631 (99.99%)
Votes against	31,835 (0.01%)
Total no. of valid votes	309,023,466

11.4 The Chair declared the motion carried. IT WAS RESOLVED:

That PricewaterhouseCoopers LLP be re-appointed as Independent Auditor of the Company until the next annual general meeting at a remuneration to be fixed by the Directors.

SPECIAL BUSINESS

12 The Chair proceeded to deal with the Special Business of the AGM. She informed that all resolutions tabled for the Special Business were ordinary resolutions.

13 ORDINARY RESOLUTION 8 - AUTHORITY TO ALLOT AND ISSUE SHARES

13.1 Resolution 8 is to authorise the Directors to allot and issue new shares in the capital of the Company, and to make or grant convertible instruments that might require shares to be issued, up to an aggregate of 50% of the total number of issued shares, excluding any treasury shares, with a sub-limit of 20% for issues that are not on a pro-rata basis to shareholders.

13.2 The full text of Resolution 8 is set out in the AGM Notice dated 4 April 2023 and was taken as read.

13.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	302,590,161 (97.92%)
Votes against	6,434,652 (2.08%)
Total no. of valid votes	309,024,813

13.4 The Chair declared the motion carried. IT WAS RESOLVED:

That pursuant to Section 161 of the Companies Act 1967 of Singapore (“**Act**”) and the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), authority be and is hereby given to the Directors of the Company (the “**Directors**”) to:

- (a) (i) allot and issue shares in the capital of the Company (“**Shares**”) whether by way of rights, bonus or otherwise; and/or
- (ii) make or grant offers, agreements or options (collectively, “**Instruments**”) that might or would require Shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible or exchangeable into Shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors may in their absolute discretion deem fit; and

- (b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instruments made or granted by the Directors while this Resolution was in force,

provided that:

- (1) the aggregate number of Shares to be allotted and issued pursuant to this Resolution (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed 50% of the total number of issued Shares (excluding any treasury shares and subsidiary holdings, if any) (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Shares to be issued other than on a pro-rata basis to shareholders of the Company (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed 20% of the total number of issued Shares (excluding treasury shares and subsidiary holdings, if any) (as calculated in accordance with sub-paragraph (2) below);
- (2) (subject to such manner of calculation as may be prescribed by SGX-ST) for the purpose

of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the total number of issued Shares (excluding treasury shares and subsidiary holdings, if any) shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings, if any) in the capital of the Company at the time this Resolution is passed, after adjusting for:

- (i) new Shares arising from the conversion or exercise of any convertible securities or exercise of share options or vesting of share awards, which were issued and outstanding or subsisting at the time this Resolution is passed; and
 - (ii) any subsequent bonus issue, consolidation or subdivision of Shares;
- (3) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Act and the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and
- (4) the authority conferred by this Resolution shall, unless revoked or varied by the Company in general meeting, continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is the earlier.

14 ORDINARY RESOLUTION 9 - PROPOSED RENEWAL OF THE SHAREHOLDERS' MANDATE FOR INTERESTED PERSON TRANSACTIONS

14.1 Resolution 9 is to renew the Shareholders' Mandate for Interested Person Transactions, to allow the Company, its subsidiaries and associated companies or any of them, to enter into certain Interested Party Transactions as described in the Letter to Shareholders dated 4 April 2023.

14.2 The full text of Resolution 9 is set out in the AGM Notice dated 4 April 2023 and was taken as read. The details of, and rationale for, the Shareholders' Mandate are set out in the Letter to Shareholders. If approved by shareholders, the Shareholders' Mandate will continue in force until the next AGM of the Company. The Company's majority shareholder, Far East Organization Pte. Ltd., Directors with relationships with Far East Organization, and their respective associates, have abstained from voting on this Resolution.

14.3 The Chair proposed the motion, and the poll voting results were as follows:

	<u>Number of votes cast</u>
Votes for	8,165,532 (97.66%)
Votes against	195,739 (2.34%)
Total no. of valid votes	8,361,271

14.4 The Chair declared the motion carried. IT WAS RESOLVED:

That:

- (a) approval be and is hereby given, for the purposes of Chapter 9 of the Listing Manual of the SGX-ST, for the Company, its subsidiaries and associated companies which are entities at risk as defined under Chapter 9 of the Listing Manual, or any of them, to enter into any of the transactions falling within the types of Interested Person Transactions, particulars of which are set out in the Letter to Shareholders, with any person who is of the class of Interested Persons described in the Letter to Shareholders, provided that such transactions are made on normal commercial terms, are not prejudicial to the interests of the Company and its minority shareholders and are in accordance with the review procedures for Interested Person Transactions as set out in the Letter to Shareholders;

- (b) the approval given in sub-paragraph (a) above (the “**Mandate**”) shall, unless revoked or varied by the Company in general meeting, continue in force until the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is the earlier; and
- (c) the Directors be and are hereby authorised, jointly or severally, to take such steps and exercise such discretion as the Directors may in their absolute discretion deem fit, advisable or necessary or in the interest of the Company to give effect to the Mandate and/or this Resolution.

15 CONCLUSION OF AGM

- 15.1 There being no further business, the Chair declared the 55th AGM closed at 11.15 a.m. The Chair thanked everyone for their attendance and support.

CONFIRMED

KOH KAH SEK
CHAIR
19 April 2023

FAR EAST ORCHARD LIMITED

55th ANNUAL GENERAL MEETING

19 April 2023

Presentation by Group CEO

Disclaimer

- This presentation should be read in conjunction with the audited full-year financial statements of Far East Orchard Limited (“Far East Orchard”) for the year ended 31 December 2022 (“FY2022”).
- This presentation is for information only and may contain forward-looking statements that involve assumptions, risks and uncertainties.
- Statements in this presentation that are not historical facts are statements of future expectations with respect to the financial conditions, results of operations and businesses, and related plans and objectives. These forward-looking statements are based on Far East Orchard’s current intentions, plans, expectations, assumptions and views about future events and are subject to risks, uncertainties and other factors, many of which are outside Far East Orchard’s control. Because actual results, performance or events could differ materially from Far East Orchard’s current intentions, plans, expectations, views and assumptions about the future, such forward-looking statements are not, and should not be construed as a representation of the future performance of Far East Orchard.
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AGENDA

01

About Far East Orchard & Our Strategic Focus

- FEOR 25 Strategy

02

Financial Performance

- FY2022 Financial Highlights
- Dividends

03

FY2022 Business Review

- Hospitality
- Purpose-Built Student Accommodation (“PBSA”)
- Property Development/Investment

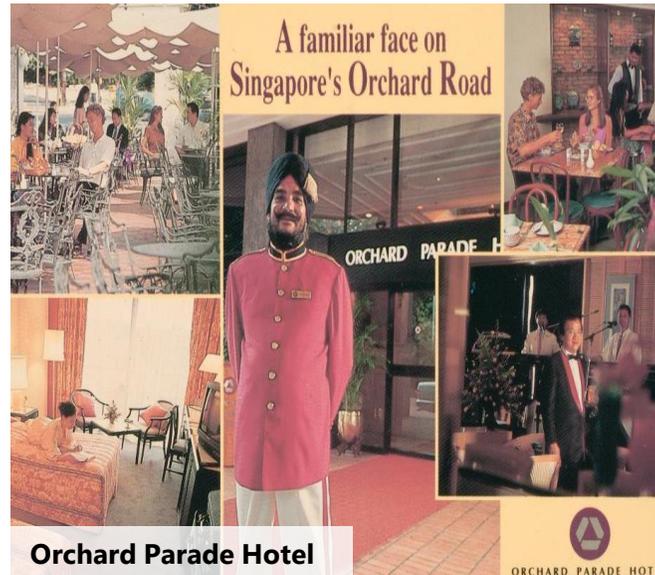
04

Commitment to Sustainability

05

2023 Outlook

About Far East Orchard & Strategic Focus



Strategic Focus



A real estate company with a lodging platform that aims to achieve a sustainable and recurring income through a diversified and balanced portfolio.

FEOR 25 Strategy

01 
Hospitality

25,000 rooms

02 
PBSA

5,000 beds

Grow the portfolios through a combination of strategic partnerships, hotel management agreements and selective acquisitions.



Far East
Orchard
LIMITED



Unwavering Focus

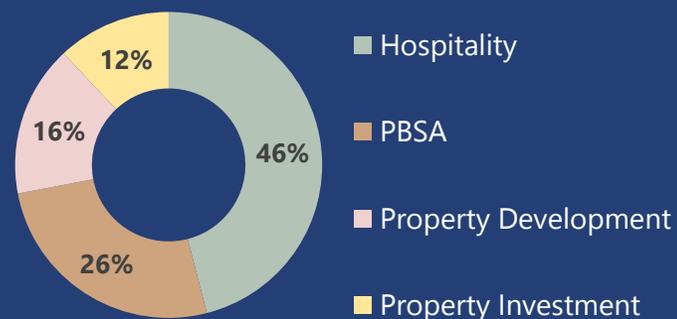
At a Glance

As at 31 December 2022

\$2.5 billion

Total Assets

Total assets by business segment



Hospitality

9 countries/28 cities, >90 properties, ~16,500 rooms

UK PBSA¹

12 properties, 3,561 beds

Property Development/Investment

5 properties

Countries	UK	Denmark	Germany	Austria	Hungary	Japan	Malaysia	Singapore	Australia	New Zealand
Property	13 ²	1	14	1	1	2	1	28 ³	47	4

¹ In 2022, Far East Orchard acquired two PBSA properties, a 690-bed development site in Bristol and a 180-bed property in Southampton. The development site in Bristol and the acquisition of the Southampton property are expected to be completed in 2027 and April 2023, respectively, which would bring Far East Orchard's PBSA portfolio to more than 4,400 beds across 14 properties in the UK.

² Includes a residential/commercial development, Westminster Fire Station. ³ Includes medical suites, shops and offices namely, Novena Medical Centre, Novena Specialist Centre, SBF Centre and Woods Square.



Financial Performance

FY2022 Financial Highlights

Higher net profit after tax from improved operating performance offset by unrealized translation losses from the weakening of AUD and GBP. FY21 PAT included S\$43.9m of unrealized fair value gains on investment properties.

Revenue



S\$141.0 M

▲ 32.0%

FY2021: S\$106.8 M

Operating Profit



S\$54.0 M

▲ > 100%

FY2021: S\$4.4 M

Total Profit



S\$21.5 M

▲ 28.0%² ▲ 179.1%³

FY2021: S\$16.8 M¹

Profit Attributable to Equity Holders



S\$21.9 M

▼ 22.1%² ▲ 249.2%³

FY2021: S\$28.1M¹

Earnings per share



4.7 cents

▼ 17.0%² ▲ 246.1%³

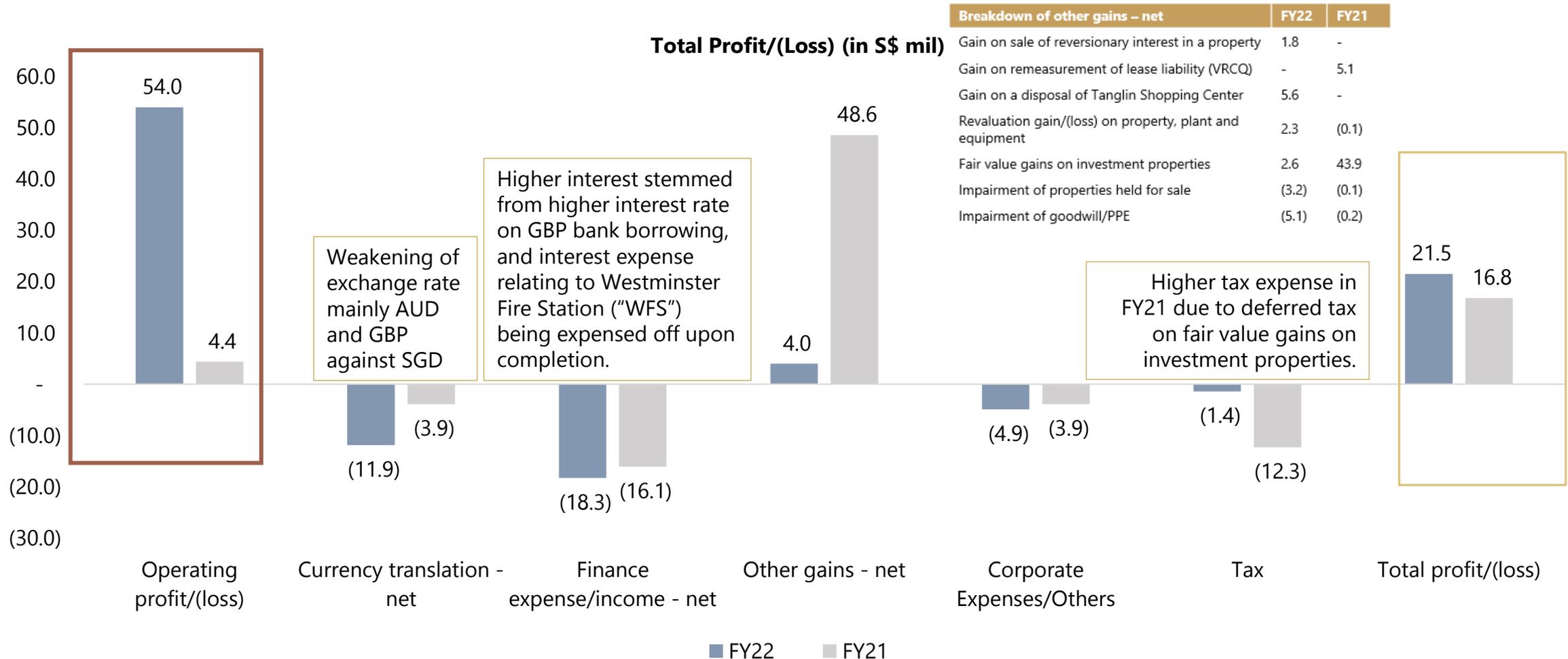
FY2021: 6.1 cents

¹ FY2021 included unrealized fair value gains on investment properties of S\$43.9m. Excluding this, total loss and loss attributable to equity holders would have been S\$27.2m, and S\$14.7m, respectively, and EPS would have been at (3.2) cents. ² Compared to FY2021. ³ Compared to FY2021, excluding the unrealized fair value gains on investment properties.

FY2022 Financial Highlights

Total Profit/(Loss)

The Group achieved higher net profit after tax of S\$21.5m, driven primarily by stronger operating performance. For FY21, excluding the fair value gains of S\$43.9m mainly from PBSA portfolio, the Group would have been in a loss after tax position.



FY2022 Financial Highlights

Revaluation of Assets

Fair value gains in FY2022 mainly coming from the medical suites (2021: PBSA)

Investment Properties – Fair Value Changes from 2021

	In S\$'mil	%
Retail/Commercial Assets	0.5	0.4
PBSA Portfolio	(3.2)	(0.2)
Medical Suites	5.3	3.5
Total	2.6 <i>(recognised in profit & loss)</i>	

Property, plant and equipment – Fair Value Changes from 2021

	In S\$'mil	%
Hospitality Assets	10.6 <i>(mainly recognised in other comprehensive income)</i>	2.0

Capital Management

Proactive capital management, balance sheet remains robust.

As at 31 December 2022



**CASH & CASH
EQUIVALENTS**

S\$233.2 M

▼ 8.6%

Dec-21: S\$255.2 M



**DEBT/EQUITY
RATIO**

46.2%

▼ 7.4 pp

Dec-21: 53.6%



TOTAL ASSETS

S\$2.5 B

▼ 3.4%

Dec-21: S\$2.6 B



NAV PER SHARE

S\$2.73

▼ 1.0%

Dec-21: S\$2.76

FY2022 Dividend



- Taking into consideration the improved business performance, one-off gain from sale of Tanglin Shopping Centre, funding requirements for future business growth and expansion.
- Important to maintain financial flexibility amidst the volatile and uncertain macroeconomic environment.



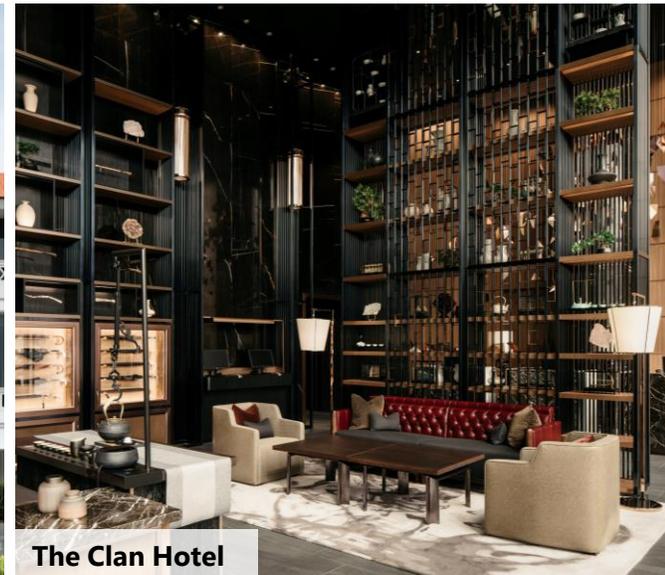
Hospitality Business



Adina Singapore Orchard Hotel



Oasia Resort Sentosa



The Clan Hotel

Hospitality Global Presence

As at 31 December 2022

Over **90** hotels with
close to **16,500** rooms

2023 Pipeline:

5 hotel openings¹, totalling 754 rooms
across Australia, Japan, Malaysia and
Switzerland.



10 Brands in 28 Cities

 oasia

Adina

 Qiyun

A by Adina

RENDEZVOUS

 Travelodge
Hotels

 village

vibe HOTELS

FAR EAST
COLLECTION

TFE hotels
COLLECTION

Countries	Denmark	Germany	Austria	Hungary	Switzerland	Japan	Malaysia	Singapore	Australia	New Zealand
Property	1	14	1	1	1	2	1	24	47	4
Rooms (2023 pipeline)					+140	+134	+241		+239	

¹ Includes Far East Village Tokyo, Asakusa, a 134-room hotel which opened on 1 April 2023.

Continuous Expansion of the Hospitality Business

Opened 3 hotels across Sydney and Germany, totalling 494 rooms in 2022, and opened Far East Village Tokyo, Asakusa, on 1 April 2023.

Travelodge Hurstville, Sydney
124 rooms
Opened in Jan 2022



Adina Apartment Hotel Dusseldorf, Germany
201 rooms
Opened in Mar 2022



Adina Apartment Hotel Stuttgart
169 rooms
Opened in Mar 2022



Far East Village Tokyo, Asakusa, Japan
134 rooms
Opened in Apr 2023



Diversify source markets and attract Australian inbound tourists

The first Adina and Vibe Hotels brands in Singapore

Adina Singapore Orchard
88 rooms
Opened in Jul 2022



Formerly: The Elizabeth Hotel

Vibe Hotel Singapore Orchard
256 rooms
Opened in Nov 2022



Formerly: The Regency House

Strategic Formation of Two Milestone JVs

10th Year Partnership: Building a stronger and enlarged portfolio



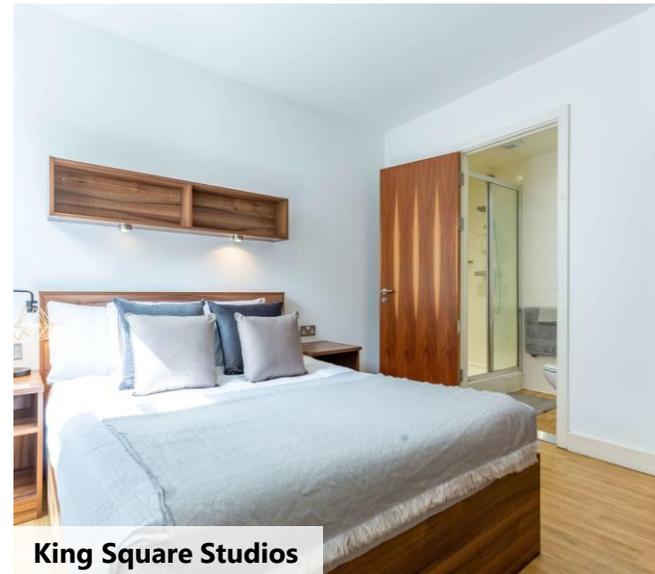
Expands Regional Footprint

Increases Scale & Efficiency

Increases Recurring Income

Increases Future Opportunities

Purpose-built Student Accommodation (“PBSA”) Business



Resilient UK PBSA Portfolio

3,561 operational beds across 12 properties in 6 UK cities.

1 Portland Green Student Village (PGSV), Newcastle upon Tyne



2 Liverpool

3 Bristol²



4 Leeds

5 Sheffield

6 Brighton

7 Southampton³



Portfolio valuation:
> £300m (~S\$500m)¹



Cities	Newcastle upon Tyne	Liverpool	Bristol ²	Leeds	Sheffield	Brighton	Southampton ³
No. of property	5	1	4	1	1	1	1
Total no. of operational beds	1,469	323	600	239	735	195	-

As at 31 December 2022

¹ As at 31 December 2022. ² The development site in Silverthorne Lane, Bristol, is expected to deliver approx. 690 beds and to be completed by FY2027. ³ The latest acquisition in December 2022 is a 180-bed PBSA in Southampton (expected to be completed in April 2023).

Strong recovery with positive mid-term outlook for student demand

PBSA business in the UK remains resilient, demand remains strong

UCAS forecasts higher student numbers – To hit 1 million by 2026 (+50%), with international applicants' growth to >200,000 (+46%)



Positive outlook for student numbers

- **Underpinned** by broad demographic trends, with the population of 18-year-olds forecasted to increase.
- **Reopened travel borders** encourage international students to study in the UK.
- **Growth trend for international students** likely to be driven by the weakening of the Sterling Pound.



Stable and recurring income source

- **Stronger occupancy levels** than prior year. AY22/23¹ has achieved close to full occupancy at 99% (AY21/22: 86%).
- **Increased demand** for upcoming AY23/24. Reservations across the portfolio are significantly ahead of current year during the same period.
- **More partnerships** with universities and training institutions. Higher number of nominations and referral agreements are established.

Property Development/Investment



Woods Square



Westminster Fire Station

Property Development Update

Residential/Commercial

	Woods Square	Westminster Fire Station
		
Location	Singapore	London, United Kingdom
Far East Orchard's effective interest	33%	100%
Total units	514	17 units; 1 restaurant
Total units launched for sale	236	Phase 1 (Mar 22) – 9 units Phase 2 (Dec 22) – 8 units
Percentage of units sold as at 31 Dec 22	74%*	N.A.
TOP	5 Feb 2020	31 August 2021

* Based on units launched for sale

Property Investment

Stable recurring source of income from medical suites

Novena Medical Center



44 Medical Suites¹

Novena Specialist Center



39 Medical Suites²

¹ 7 units were held under "Properties held for sale", and 37 units were held under "Investment Properties".

² 29 units were held under "Properties held for sale", and 10 were held under "Investment Properties".



Commitment to Sustainability

FY2022 Sustainability Highlights

Awards & Accolades



Bronze Award for 'Best Risk Management' at Singapore Corporate Awards 2022 (mid-cap category)



Achieved top 8% ranking among SGX-listed firms in SGTI 2022

Sustainability Highlights



Committed to setting a target in line with SBTi to reduce Scope 1 and Scope 2 emissions by 42% for owned properties by 2030¹.



14% reduction in workplace injuries in FY2022; and **Zero** workplace fatalities for 6 consecutive years in FY2022.



Zero violations of Competition Act and Consumer Commission of Singapore (CCCS) guidelines, lapses with SGX-ST listing manual and known incidents of bribery or corruption.

¹ Using 2022 as a baseline year as it provides comprehensive data that reflects close to a pre-pandemic GHG emission level.



2023 Outlook

2023 Outlook

2023 Macroeconomic Outlook

Hospitality Outlook

PBSA Outlook

2023 remains challenging

- International Monetary Fund lowered 2023 global growth forecast to 2.8% from 3.4% in 2022, amidst financial sector turmoil, ongoing effects of geopolitical tensions and high inflation.¹

- Tourism sector shifted positively, despite macroeconomic and geopolitical uncertainty.
- United Nations World Tourism Organization reported >900 million tourists travelled in 2022
- With China's reopening, Asia Pacific will likely benefit from recovery.²

- Students' demand growth remains strong and resilient, driven by UK's domestic and international students.³
- Sustained demographic growth projected from domestic students in the UK over the next 10 years
- Continued attraction of the UK for international students.



Thank you

Vision

Far East Orchard is an enduring Singapore Real Estate Enterprise that strives to deliver steadfast growth for all stakeholders and the community.

Mission

Far East Orchard is a real estate company with a lodging platform that aims to achieve sustainable and recurring income through a diversified and balanced portfolio.

Contact Us

For more information, please visit us at <https://www.fareastorchard.com.sg>