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 first half of the financial year ending 31 December 2026:

Acquisition of a Newly Incorporated Company in Spain

Homes for Students Limited ("**HFS**"), an 84% owned subsidiary of the Company, had on 20 March 2026 completed the acquisition of 100% equity interest comprising 3,600 shares ("**Shares**") in the capital of the following newly incorporated company ("**Orla Spain**") for a total consideration of €3,600, which was wholly satisfied in cash. Following the acquisition, Orla Spain became a subsidiary of the Company.

Name:	Orla Living S.L.
Country of Incorporation:	Spain
Date of Incorporation:	12 January 2026
Principal Activity:	Acquisition, transfer, disposal and exploitation of real estate, whether urban or rural; property development; management, administration and maintenance of properties and installations
Total number of shares issued:	3,600
Issued and Paid-up share capital:	€3,600.00

As Orla Spain is newly incorporated, no valuation has been commissioned. The consideration of €3,600 for the Shares was determined based on the net tangible asset value of Orla Spain (being the issued and paid-up share capital).

The acquisition of Orla Spain was funded internally by HFS and is not expected to have any material impact on the earnings per share and the net tangible assets per share of the Company and its subsidiaries for the current financial year ending 31 December 2026.

Incorporation of a Subsidiary in Italy

HFS had on 31 March 2026 incorporated a wholly-owned subsidiary in the Italy, details as follows:

Name:	Orla Living S.R.L.
Principal Activity:	Rental and management of owned or leased real estate
Issued and Paid-up capital:	€10,000.00

Following the incorporation, Orla Living S.R.L. became a subsidiary of the Company.

By Order of the Board

Phua Siyu Audrey
Company Secretary
6 August 2026