



FAR EAST ORCHARD LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration No. 196700511H)

MEDIA RELEASE

FAR EAST ORCHARD ACQUIRES TWO STUDENT ACCOMMODATION PROPERTIES IN LEEDS AND SHEFFIELD, UNITED KINGDOM

- **Acquired two freehold student accommodation properties in Leeds and Sheffield with a total of 974 beds for £66.5 million (approximately S\$115.7 million¹)**
- **Brings Far East Orchard’s student housing portfolio to 3,260 beds across 11 properties in the United Kingdom; surpassing target to grow its portfolio to 3,000 beds by 2023**
- **Enlarged student housing portfolio is part of Far East Orchard’s strategy to grow recurring income streams to complement earnings from property development projects**

8 November 2019, Singapore – Far East Orchard Limited (“Far East Orchard”, and together with its subsidiaries, the “Group”) has acquired two freehold student accommodation properties located in Leeds and Sheffield, United Kingdom (“UK”) with a total of 974 beds for £66.5 million (approximately S\$115.7 million¹). Together with the 622 beds in Bristol and Liverpool acquired in March this year, Far East Orchard now has a portfolio of 3,260 purpose-built student accommodation (“PBSA”) beds across 11 properties in the UK, surpassing the Group’s target to grow its PBSA portfolio to 3,000 beds by 2023.

The newly acquired properties are The Foundry in Leeds with 239 beds and The Elements in Sheffield with 735 beds. Both properties have been operating at full occupancy since opening in 2017 and 2018 respectively, benefitting from their proximity to university campuses and the city centre. The properties will be managed by the facility manager of the Group’s existing student accommodation portfolio in Brighton, Bristol, Liverpool and Newcastle upon Tyne, UK.

¹ Based on the exchange rate of GBP1:SGD1.740 prevailing as at 8 November 2019.

Leeds and Sheffield are ranked amongst the top eight student population cities in the UK, with a sizeable full-time student population requiring accommodation facilities. Both cities are home to several higher education institutions, including two Russell Group universities² - University of Leeds and The University of Sheffield.

In March 2019, Far East Orchard acquired a portfolio of three freehold student accommodation properties located in Liverpool and Bristol, UK, with a total of 622 beds for £55.0 million (approximately S\$98.7 million³).

Group Chief Executive Officer and Managing Director of Far East Orchard, Mr. Lui Chong Chee said, “We have been on the journey to build our recurring income base. We are pleased that our strategic efforts are translating into results, with the continued growth of our student accommodation portfolio to 3,260 beds, ahead of our target to achieve 3,000 student beds by 2023. We look forward to capitalising on the favourable demand-supply dynamics across the six key student cities in the UK that we are currently present in.”

Commenting on the Group’s strategic focus, Mr. Lui said, “Riding on our acquisition momentum, we will continue to explore accretive development and acquisition opportunities to enhance our recurring income, as part of our long-term strategy to build a resilient business.”

In Brighton, the development of Hollingbury House was completed in September 2019. The 195-bed student accommodation property has achieved strong occupancy rates. Situated in a prime location, it is within walking distance from the main campus of the University of Brighton and is well-connected to the Brighton city centre as well as other higher education campus via public transportation.

The PBSA asset class in the UK has demonstrated counter-cyclical qualities with continued rental growth. Despite Brexit, demand for PBSA in the UK is expected to remain strong given the established reputation of the UK higher education system and a healthy student-to-bed ratio. The British government has also announced plans to increase the number of international students attending higher education in the UK by 30% by 2030, supported by post-study visa extensions of up to a year.

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² A collection of 24 leading universities in the UK.

³ Based on the exchange rate of GBP1:SGD1.794 prevailing as at 15 March 2019.

The Foundry, Leeds



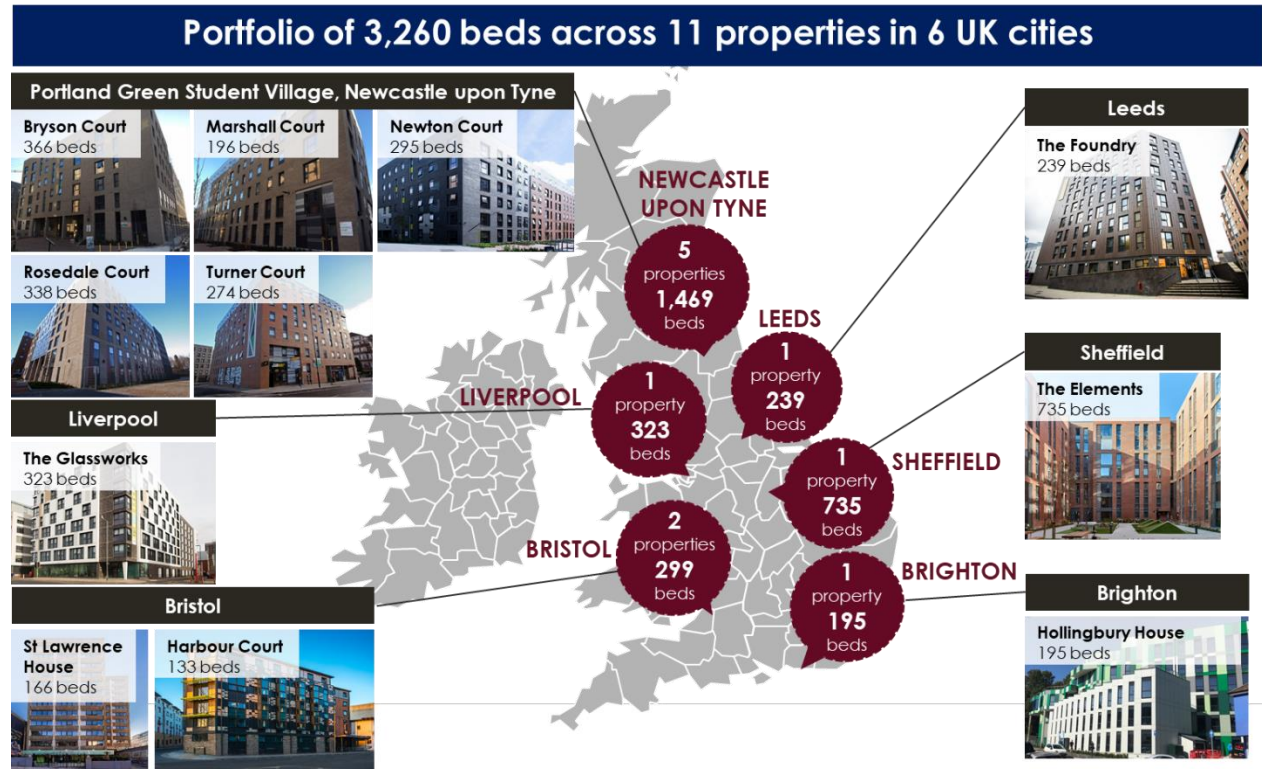
Opened in September 2017, the freehold building comprises 239 beds with a mix of en-suite cluster rooms and studios. It is located within walking distance to a variety of higher education institutions and the city center.

The Elements, Sheffield



Opened in September 2018, The Elements comprises two freehold buildings with 735 beds in en-suite rooms and studios. It is located within walking distance to a host of higher education institutions and Sheffield city center.

Far East Orchard's Purpose-Built Student Accommodation Portfolio in the UK



About Far East Orchard Limited (www.fareastorchard.com.sg)

Far East Orchard Limited (“Far East Orchard”) is a property developer, hospitality owner and operator with a diversified property investment portfolio comprising purpose-built student accommodation (“PBSA”) and medical suites. Far East Orchard has been listed on the Mainboard of the Singapore Exchange since 1968. It is a member of Far East Organization, Singapore’s largest private property developer.

Established since 1967, Far East Orchard has developed residential, commercial, hospitality and PBSA properties in Australia, Malaysia, Singapore and the United Kingdom (“UK”).

Redefining itself through a strategic transformation of the business in 2012, Far East Orchard expanded into the complementary businesses of hospitality management and healthcare real estate. In 2015, it diversified its real estate portfolio to include PBSA properties in the UK.

Its current development projects include Woods Square, an integrated office development at Woodlands Regional Centre, with Far East Organization and Sekisui House, Ltd; and redevelopment of the former Westminster Fire Station located in the City of Westminster, London, UK, into a mixed-use development comprising residential apartments and a restaurant.

Far East Orchard, through its hospitality arm - Far East Hospitality - owns more than 10 hospitality assets and manages over 95 properties with more than 15,500 rooms in Australia, Denmark, Germany, Hungary, Malaysia, New Zealand and Singapore. In 2018, Far East Hospitality made its first foray into Japan via a joint acquisition of a hotel project in Ariake, Tokyo with Far East Organization.

Far East Orchard has a PBSA portfolio in the UK comprising 3,260 beds in the cities of Brighton, Bristol, Leeds, Liverpool, Newcastle upon Tyne and Sheffield. This includes the completion of the development of the 195-bed Hollingbury House in Brighton and 1,596 beds added in 2019 through the acquisition of five freehold student accommodation properties in Bristol, Leeds, Liverpool and Sheffield. The Group also holds a portfolio of purpose-built medical suites for lease and for sale in Singapore's premier medical hub in Novena.

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