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

MEDIA RELEASE
FAR EAST ORCHARD'S BUSINESS UPDATE FOR 9M

FAR EAST ORCHARD REPORTS S$37.2 MILLION PROFIT AFTER TAX IN 9M FY2025

- **Completed second phase of Homes for Students ("HFS") acquisition on 30 September 2025; Group's stake now 84%, making HFS a subsidiary.**
- **Net profit after tax of S$37.2 million boosted by one-off gains of S$24.9 million.**

06 November 2025, Singapore – Far East Orchard Limited ("Far East Orchard", and together with its subsidiaries, the "Group") today announced its business update for the nine months ended 30 September 2025 ("9M FY2025").

SUMMARY OF FINANCIAL PERFORMANCE

Financial Highlights (Unaudited)

S$ million	9M FY2025	9M FY2024	% Change
Revenue	134.2	140.1	(4.2)
Operating profit	42.9	47.1	(8.9)
Profit after tax #	37.2	18.0	>100
Profit attributable to equity holders of the Company #	37.6	16.9	>100

Excluding S$9.1 million one-off gain from the acquisition of an additional 6.7% interest in Woodlands Square Pte. Ltd. ("Woods Square") recognised in 1Q FY2025 and a S$15.8 million re-measurement gain on the previously held interest in HFS, 9M FY2025 profit after tax and profit attributable to equity holders would have been S$12.3 million and S$12.7 million, respectively.

The Group recorded a higher profit after tax of S$37.2 million, boosted by one-off gains totalling S$24.9 million, comprising the S$9.1 million gain from Woods Square and a S$15.8 million[1] re-measurement gain on the previously held 49% equity interest in HFS following the completion of its second phase acquisition. Excluding these one-off gains, profit after tax would have been S$12.3 million.

The decline in 9M FY2025 operating profit was mainly due to the weaker performance of the Hospitality business segment. Hospitality business performance was impacted by the ongoing refurbishment works at Rendezvous Hotel Perth Scarborough in Australia. Contributions from the Australia and Europe hospitality joint ventures were lower, mainly due to weaker European performance (stronger event calendars in Europe in 2024) and the impact of a cyber incident in March 2025. While business interruption claims helped mitigate the impact of the cyber incident, the Australia joint venture was also impacted by a one-off recognition of liability this quarter, related to a claim previously disclosed as a contingent liability.[2]

The PBSA business segment's revenue remained stable, but operating profit was impacted by higher operating costs. HFS contributed positively to the Group's results with a full 9-month contribution (49%-stake acquisition was completed in April 2024), partially offsetting the lower operating profit from the operating portfolio.

[1] Re-measurement gain subject to true-up adjustments at year-end upon finalisation of Purchase Price Allocation exercise.
[2] Refer to note 8(d) of the Group's unaudited condensed interim financial statements for the six months ended 30 June 2025 and note 18(b) of the Group's annual financial statements for the financial year ended 31 December 2024, in relation to claim lodged against a subsidiary of the Group's joint venture, Toga Hotel Holdings Unit Trust ("Toga Trust"), alleging underpayment of rent for a lease, wrongful termination of the lease and repudiation of the lease. As at 31 December 2024 and 30 June 2025, no provision was made as the legal advice obtained by Toga Trust indicates that it was not probable that a material liability will arise. In September 2025, a court judgement was issued against Toga Trust.

The Property Development business segment bolstered the Group's results with a higher share of results from Woods Square, reflecting both better performance and the Group's increased shareholdings from 33% to 40%.

OPERATIONAL UPDATES

Hospitality Business

The Group's hospitality joint venture, TFE Hotels, added two properties to its hospitality portfolio this year, with openings of A by Adina Vienna Danube, marking the brand's European debut, and The EVE Hotel Sydney, Redfern. The first Adina hotels in the UK, The Hobson Cambridge (56-room) and The Wellington Glasgow (100-room), are expected to open by the end of the year.

As part of the Group's portfolio management strategy, assets are proactively refurbished and enhanced based on performance and lifecycle to maintain competitiveness:

- Rendezvous Hotel Perth Scarborough (337-room): The multi-year refurbishment that commenced in October 2024 (carried out in three phases) continues to progress well, with the room renovation completed. The second phase of the works is expected to commence in early 2026. While the hotel will continue operating throughout the refurbishment, it is expected to experience operational disruptions until the refurbishment is completed in the second half of 2028.
- Adina Apartment Hotel Sydney Darling Harbour (114-room): Property has been closed for major refurbishment works on 6 October 2025. The revitalised property is expected to reopen in mid-2026.

UK PBSA Business

UK PBSA Operations

- As at 30 September 2025, the Group's 100%-owned PBSA portfolio, comprising 13 assets over 3,700 beds, achieved a portfolio occupancy rate of 88.4% for the Academic Year 2025 ("AY25/26"), which commenced in September 2025 (AY24/25: 92.0%).
- On 30 September 2025, the Group completed the acquisition of an additional 35% stake in HFS, increasing its stake from 49% to 84%, making HFS a subsidiary. Since the initial 49% stake acquisition in April 2024, HFS' managed beds portfolio has grown by approximately 15,000 beds. As at 30 September 2025, HFS manages over 55,000 beds across the UK and Ireland, providing scale to support strong occupancy and operational resilience amidst moderate rental growth.

PBSA Fund Management & Investment

- The Group's private fund, FE UK Student Accommodation Development Fund ("FESAD"), continued to make progress on its two development projects—Osborne Street, Glasgow (273-bed) and Plymouth Grove, Manchester (239-bed).

OUTLOOK

The International Monetary Fund (IMF) projects global growth at 3.2% in 2025 and 3.1% in 2026, up 0.2 percentage points from its July 2025 forecast for 2025. However, growth remains uneven, and inflation, while easing, varies across countries.[3] The Group anticipates challenging operating conditions and will continue to monitor developments closely while managing potential impacts on its operations.

Hospitality Business

Across the Group's hospitality markets, visitor arrivals in Singapore from January to September 2025 totalled 12.9 million, down 1.3% year-on-year, below Singapore Tourism Board's target of 17 to 18.5

[3] IMF. Global Economy in Flux, Prospect Remains Dim. Oct 2025

million.[4] In Australia, the gradually recovering arrivals are supported by major sporting events,[5] but with uneven demand across different cities in Australia. On the other hand, while Japan recorded over 30 million arrivals year-to-date, the pace of growth has moderated.[6]

Despite the challenging outlook, the Group continues to invest in asset refurbishments in Rendezvous Hotel Perth Scarborough, Adina Apartment Hotel Sydney Darling Harbour and Adina Apartment Hotel Frankfurt Neue Oper to drive long-term growth.

UK PBSA Business

According to UCAS, higher-ranking universities saw undergraduate acceptances rise 8.1% and non-EU student numbers increase 12.9%, while lower-ranking universities experienced a decline.[7] Rental growth is expected to remain modest at 2–3% this year.[8] The portfolio performance is expected to remain stable.

Group Chief Executive Officer of Far East Orchard, Mr Alan Tang, said, "The completion of the Homes for Students second phase acquisition marks another key milestone in strengthening our lodging platform and expanding our UK operations. While our performance reflects the impact of ongoing refurbishments and external factors, we remain focused on building a resilient business and driving long-term value through disciplined capital management, astute asset management and operational excellence."

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[4] STB. "Singapore Tourism Analytics Network." Sep 2025
[5] CBRE. "Figures Q3 2025 – Major Hotel Markets Performance." Oct 2025
[6] Japan National Tourism Organization. "Japan Tourism Statistics" Sep 2025
[7] UCAS. "Record demand for 'early deadline' university courses" Oct 2025
[8] StuRents. "Predicting supply vs demand growth in student accommodation" Sep 2025

About Far East Orchard Limited (http://www.fareastorchard.com)

Far East Orchard Limited ("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. Established in 1967, Far East Orchard has a proven track record in real estate development, investment, and management across residential, commercial, hospitality, and Purpose-Built Student Accommodation ("PBSA") in Australia, Japan, Malaysia, Singapore, and the United Kingdom ("UK").

Listed on the Mainboard of the Singapore Exchange, Far East Orchard is also a member of Far East Organization, Singapore's largest private property developer. Following a strategic transformation in 2012, the Group expanded into hospitality management and invested in healthcare real estate. In 2015, it diversified its portfolio to include the development and investment of PBSA properties in the UK.

In 2023, Far East Orchard celebrated a decade of partnerships in the hospitality business with The Straits Trading Company Limited and Toga Group, Australia. Its hospitality arm, Far East Hospitality, together with the joint venture, Toga Far East Hotels, now owns more than 10 assets and manages over 100 properties with more than 17,500 rooms in Australia, Austria, Denmark, Germany, Hungary, Japan, Malaysia, New Zealand, Singapore, and Switzerland, across 10 distinct brands.

Far East Orchard's PBSA portfolio comprises over 3,700 beds across key cities in the UK, with three developments underway in Bristol, Glasgow and Manchester. Upon completing these projects, the portfolio will exceed 4,900 beds across 16 properties.

In 2024, the Group acquired a 49% stake in Homes for Students ("HFS"), a leading UK PBSA operator managing over 50,000 beds. In September 2025, the Group increased its stake to 84%. This acquisition, along with the establishment of a private student accommodation fund, further strengthens the Group's position in the UK market. With HFS, the Group's total portfolio now exceeds 55,000 owned and managed beds.

The Group also owns purpose-built medical suites for lease and sale in Novena, Singapore's premier medical hub.

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