

MEDIA RELEASE

**FAR EAST ORCHARD SECURES GATEWAY 2 APPROVAL FOR
MANCHESTER PBSA DEVELOPMENT**

- **Gateway 2 approval achieved for 239-bed Plymouth Grove Purpose-built student accommodation ("PBSA") development, marking another milestone for the Far East UK Student Accommodation Development Fund ("FESAD")**
- **Construction to commence, with completion expected in 2028, for the start of the academic year 2028/29**

27 July 2026, Singapore – Far East Orchard Limited ("Far East Orchard", and together with its subsidiaries, the "Group") is pleased to announce that its 239-bed purpose-built student accommodation ("PBSA") development at Plymouth Grove, Manchester, has received Gateway 2 approval under the United Kingdom's Building Safety Act, enabling construction to commence on the development. The development is targeted for completion in 2028.

Gateway 2 is a mandatory regulatory approval required before construction can commence under the UK's enhanced building safety regime. The Plymouth Grove development is being undertaken through the Far East UK Student Accommodation Development Fund ("FESAD"), a UK PBSA development fund managed by Far East Orchard. This Gateway 2 approval milestone advances the fund's deployment and value creation strategy while demonstrating continued progress across its active development pipeline.

Group Chief Executive Officer of Far East Orchard, Mr Alan Tang said, *"Securing Gateway 2 approval for Plymouth Grove reflects the strength of our development and technical capabilities amid the UK's more rigorous building safety regime. As a development undertaken through FESAD, this milestone supports the execution of the fund's value creation strategy while reinforcing our ability to originate, develop, and manage high-quality PBSA assets in attractive university cities across the UK."*

Upon completion, the development will be operated by Homes for Students (HFS), a subsidiary of Far East Orchard, reinforcing the Group's vertically integrated UK PBSA platform, spanning across investment, development, asset management and operations. The project supports the Group's strategy of growing recurring income through high-quality living assets.

Manchester remains one of the UK's largest and most undersupplied student accommodation markets, supported by strong domestic and international student demand.¹ Strategically located within walking distance of both the University of Manchester and Manchester Metropolitan University, Plymouth Grove is well positioned to serve one of the UK's largest student markets. The development will feature modern student accommodation complemented by thoughtfully designed communal spaces that support student wellbeing, learning and community living.

Gateway 2 approval for Plymouth Grove underscores the continued execution of Far East Orchard's UK PBSA development pipeline. Together with FESAD's first development, the Osborne Street development in Glasgow, which reached its topping-out milestone in April 2026, Plymouth Grove's commencement demonstrates continued progress across multiple stages of the Group's UK PBSA development pipeline.

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¹ HESA Higher Education Student Statistics and CBRE Research

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

Far East Orchard Limited ("Far East Orchard") is a Singapore-listed real estate company with a global lodging platform, uniquely positioned to capture value across the full Hospitality and Purpose-Built Student Accommodation ("PBSA") asset lifecycle. Established in 1967, the Group combines investment, asset management and operational capabilities to grow recurring income through a diversified portfolio and disciplined capital allocation. Far East Orchard's lodging platform spans more than 18,000 hospitality rooms across 11 countries and approximately 60,000 owned and managed PBSA beds.

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