



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 2025:

Acquisition of Additional Shareholding in an Associated Company

Tannery Holdings Pte Ltd (“**THPL**”), a wholly-owned subsidiary of the Company, has on 24 January 2025 completed the acquisition of additional 6⅔% shareholding in Woodlands Square Pte. Ltd. (“**WSPL**”), from Sekisui House, Ltd, for an aggregate consideration of S\$25,000,000 (“**Consideration**”), which was funded by the Company’s equity and paid in full on completion. Following the acquisition, the shareholding of THPL in WSPL has increased from 33⅓% to 40%. The Consideration was determined on an arm’s length and on a willing buyer-willing seller basis, and taking into account the net asset value of WSPL as at 31 December 2024. In deriving the net asset value of WSPL, the investment property component of Woods Square (a property owned by WSPL) was carried at fair value based on an independent valuation report. The net asset value represented by such shares was S\$34,100,000 as at 31 December 2024. For more information, please refer to the Company’s announcement issued on 24 January 2025.

Incorporation of a Wholly-Owned Subsidiary in the United Kingdom

The Company has incorporated a wholly-owned subsidiary in the United Kingdom, details as follows:

Name:	Plymouth Grove Opco Limited
Principal Activity:	Letting of leased real estate
Issued and Paid-up share capital:	£1.00

Plymouth Grove Opco Limited is wholly-owned by Far East PBSA Venture I Pte. Ltd., which is a wholly-owned subsidiary of the Company.

Clarification on Announcement Released on 13 August 2024

The Company had on 13 August 2024 announced that following the acquisition of 49% equity interest in the capital of Homes for Students Limited (“**HFS**”), HFS and its subsidiaries (Universal Student Living Limited and BTR PRS Ltd, in which HFS holds 100% and 85% respectively) were associated companies of the Company. The Company wishes to clarify that, in line with the definition of “associated company” under the Listing Manual, only HFS (and not its subsidiaries) is regarded as an associated company.

By Order of the Board

Phua Siyu Audrey
Company Secretary
7 August 2025