



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

MEDIA RELEASE

FAR EAST ORCHARD ACQUIRES THIRD STUDENT ACCOMMODATION PROPERTY IN BRISTOL, UNITED KINGDOM

- **The acquisition underscores Far East Orchard’s intent to build a lodging platform and grow recurring income streams**
- **Purchase consideration of £39.3 million (approximately S\$70.5 million¹) for this freehold, operational 301-bed student accommodation property**
- **Expands Far East Orchard’s footprint in Bristol, United Kingdom, and brings the Group’s student accommodation portfolio to 3,561 beds across 12 properties in the United Kingdom**

26 November 2020, Singapore – Far East Orchard Limited (“Far East Orchard”, and together with its subsidiaries, the “Group”) has acquired a Purpose-Built Student Accommodation (“PBSA”) property located in Bristol, United Kingdom (“UK”) for £39.3 million (approximately S\$70.5 million¹). The freehold property, Kings Square Studio, has a total of 301 beds, with the majority being studios. It is operating at near full occupancy for the current academic year 2020/21. This acquisition is in line with the Group’s strategy of building a lodging platform and brings the Group’s total portfolio to 3,561 beds across 12 properties in the UK.

Bristol is a strong regional city for PBSA, with two major universities and a sizeable full-time student population. Following the 2019 acquisitions of 166-bed St Lawrence House and 133-bed Harbour Court in Bristol, Kings Square Studio would be Far East Orchard’s third PBSA property in the city, expanding the Group’s footprint to 600 beds in one of the UK’s leading university cities.

Kings Square Studio, located adjacent to the city centre and in close proximity to the universities, was originally purposed as an office building. The property underwent two phases of conversion to student accommodation in 2009 and 2013. It currently provides accommodation to students at a number of institutions including University of Bristol, which is part of the Russell Group and University of the West of England, Bristol’s International College. The property will be managed

¹ Based on the exchange rate of GBP1:SGD1.793 prevailing as at 26 November 2020.

by the facility manager of the Group's existing PBSA properties in Bristol, leveraging on the operational efficiencies.

Commenting on the acquisition, Group Chief Executive Officer Mr. Alan Tang Yew Kuen said, "This acquisition reaffirms our approach to invest in university cities with good demand fundamentals. The demand for PBSA in Bristol is supported by the strong and growing student enrolments at two of the largest universities in the South West. Notwithstanding the short-term uncertainties posed by COVID-19, we expect the demand for student housing to remain supported by two underlying factors – the UK's well-established status as a hub of higher education, and students' unabated desire for an on-campus experience at leading universities."

Overall demand for higher education in the UK has increased despite the temporary headwinds posed by COVID-19 this year. The number of students with confirmed place in a UK university increased by 4% for the academic year 2020/21². This was driven both by increase in domestic UK students enrolments, as well as that of international students from outside the EU region. Based on enrolment figures for the academic year 2020/21 admission cycle, successful student placement from the UK and outside EU increased by 4% and 9% respectively.²

Mr. Tang added, "PBSA business is a key pillar of our recurring income streams and will be an important business segment within our strategy of building a lodging platform going forward. We intend to continue building on this strategy, to take advantage of the counter-cyclical nature of student accommodation assets by building our portfolio in the UK, focusing in cities with high tariff universities and strong student growth."

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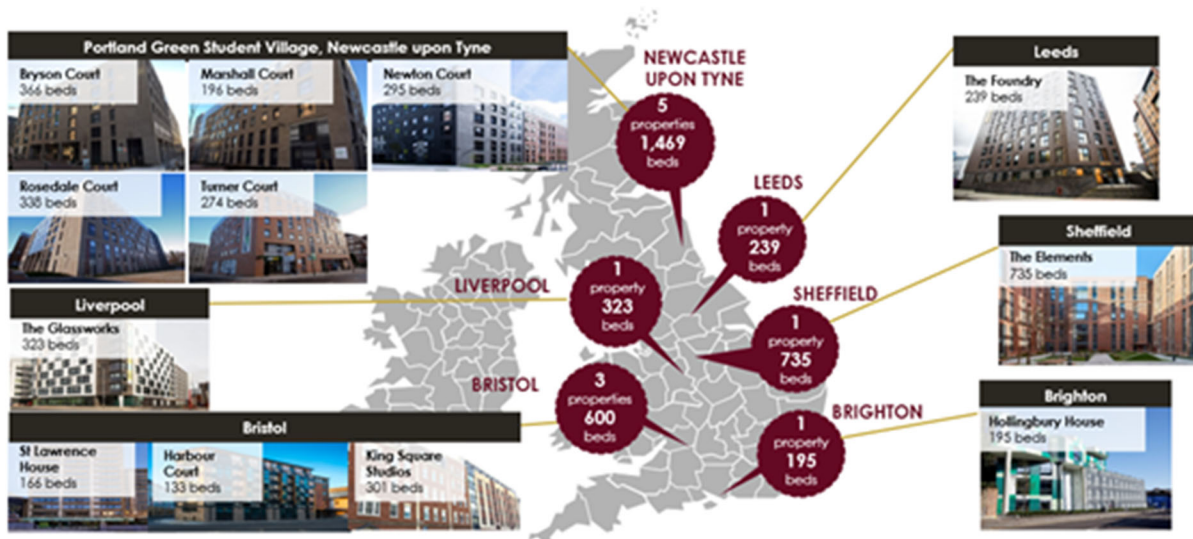
² <https://www.ucas.com/corporate/news-and-key-documents/news/more-students-most-disadvantaged-backgrounds-across-uk-are-set-start-degrees-autumn>



Converted from an office building in two phases in 2009 and 2013, this freehold building has 301 beds comprising studios and twodios. It is located within walking distance to university campuses and the Bristol city centre.

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

Portfolio of 3,561 beds across 12 properties in 6 UK cities



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

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. 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 development projects include the recently-completed Woods Square, an integrated office development at Woodlands Regional Centre, with Far East Organization and Sekisui House, Ltd; and the ongoing 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 98 properties with more than 16,000 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 3,561 beds in the cities of Brighton, Bristol, Leeds, Liverpool, Newcastle upon Tyne 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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