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

MEDIA RELEASE
FAR EAST ORCHARD'S 9M FY2026 BUSINESS UPDATE

- **Hospitality performance remained broadly stable, while UK purpose-built student accommodation ("PBSA") performance was lower year-on-year ("YoY") amid softer leasing conditions**

- **Strengthening core capabilities, growing recurring income and maintaining asset right discipline:**
  - Fully deployed Far East UK Student Accommodation Development Fund ("FESAD") across three UK PBSA developments totalling 956 beds
  - Acquired a controlling stake in the managers of Far East Hospitality Trust ("FEHT"), increasing the Group's stake from 33% to 75%

- **Operating environment remains varied across markets, with headwinds from elevated interest rates and persistent inflation**

5 November 2026, Singapore – Far East Orchard Limited ("Far East Orchard", and together with its subsidiaries, the "Group") today announced its voluntary business update for the nine months ended 30 September 2026 ("9M FY2026").

The Hospitality and PBSA segments delivered mixed operational performance in 9M FY2026. Hospitality operational performance remained broadly stable year-on-year ("YoY"). Stronger performance in Australia and Japan owned properties was offset by lower contributions from our joint ventures in Australia and Europe, which were impacted by ongoing refurbishment works. PBSA operational performance was lower YoY, mainly due to lower occupancy in Newcastle and Sheffield, and Homes for Students ("HFS") acquisition-related amortisation charges and higher operating costs to support business growth.

Profit after tax ("PAT") for 9M FY2026 was lower YoY, mainly due to the absence of S$24.9 million one-off gains recognised in 9M FY2025, as well as the acquisition-related amortisation charges for HFS acquisition accounting, lower unrealised currency translation gains and higher tax expense.

Mr Alan Tang, Group Chief Executive Officer of Far East Orchard, said, *"Amid an uncertain operating environment, our focus remains on disciplined execution while continuing to strengthen the long-term competitiveness of our business. We made meaningful progress in accelerating FEOR30 during the quarter. Gaining a controlling stake in FEHT Managers not only strengthens our fund management capabilities but also grows our recurring income base. As the main sponsor of FEHT, we will work closely with FEHT's board and management to improve returns to FEHT securityholders.*

The full deployment of FESAD's committed capital and Far East Hospitality's partnership with GHA further enhance our platform through third-party capital and strategic partnerships. Together, these reinforce our ability to capture value across the lodging asset lifecycle and grow recurring income bases over the long term."

OPERATIONAL UPDATES

Hospitality Business

The Group continued to strengthen its Hospitality portfolio through the reopening of an asset and targeted asset refurbishments, enhancing asset quality, guest experience, and operating efficiency while maintaining the long-term competitiveness of its assets:

- Adina Sydney Darling Harbour (114-room): The property reopened in August 2026 following an extensive 10-month refurbishment.
- Rendezvous Hotel Perth Scarborough (337-room): The multi-year refurbishment that commenced in October 2024 (carried out in three phases) has been progressing well in its second phase. While the hotel remains operational during the works, some operational disruption is expected until completion in the second half of 2028.
- Adina Frankfurt Neue Oper (134-room): A comprehensive 12-month refurbishment programme has been underway since the beginning of the year.

UK PBSA Business

Owned UK PBSA Portfolio:

- The 706-bed Timber Yard PBSA development in Bristol, in which the Group holds a 42.5% effective interest alongside its joint venture partners, achieved practical completion in August 2026 and has commenced operations for the academic year 2026/27 (AY26/27)[1].
- The 274-bed Turner Court in Newcastle is currently closed and will be undergoing cladding remediation works. It is expected to reopen for occupation for AY27/28.
- Lettings for AY26/27 stood at approximately 86%, including Timber Yard but excluding 274-bed Turner Court (AY25/26: 87%). Properties in Newcastle and Sheffield experienced lower demand, which contributed to the lower occupancy.
- Refurbishments at The Elements in Sheffield, as well as King Square Studios, St Lawrence House and Harbour Court in Bristol, were completed on time and within budget.
- All owned PBSA assets achieved an Energy Performance Certificate rating of at least "B", ahead of the Group's 2028 target.

HFS-managed Portfolio:

- HFS continues to expand into Continental Europe through Orla Living's first managed property in Italy.

PBSA Development & Fund Management

- Following the acquisition of King's Place, London in October 2026, FE UK Student Accommodation Development Fund ("FESAD"), the Group's private development fund, has fully deployed its committed capital across three UK PBSA developments totalling 956 beds in Glasgow, Manchester and London:
    - Osborne Street, Glasgow (273-bed): Achieved topping-out in April 2026, with practical completion expected in Q2 2027, in time for the next academic year AY27/28.
    - Plymouth Grove, Manchester (239-bed): Commenced construction after securing Gateway 2 approval under the UK Building Safety Act, with practical completion targeted for 2028.
    - King's Place, London (444-bed): Commenced construction in October 2026, with practical completion targeted for 2029.

Scaling an Integrated Lodging Platform

The Group continued to deepen its capabilities across development, operations, asset management and fund management, strengthening its ability to capture value across the lodging asset lifecycle.

[1] "AY" refers to the academic year commencing in September.

The Group acquired a controlling stake in the managers of FEHT on 30 October 2026, increasing its stake from 33% to 75%, becoming the main sponsor of a publicly listed lodging platform. Together with its private fund management platform, this provides the Group with additional channels for recurring income growth.

Alongside the expansion of its fund management capabilities, the Group continued to strengthen its operating platform. Far East Hospitality, the Group's hospitality management arm, will join the Global Hotel Alliance ("GHA") from 2027, giving its customers the opportunity to earn and redeem at over 1,000 hotels and broadening the international reach of Far East Hospitality's brands to GHA's 38 million members.

Looking Ahead

The global operating environment is expected to remain challenging amid geopolitical tensions, trade policy uncertainty and elevated cost pressures[2]. Against this backdrop, the Group will remain disciplined in its operational execution and approach to growth.

For the Hospitality sector, operating conditions continue to vary across markets. In Singapore, international visitor arrivals were broadly stable YoY at about 1.2 million in September 2026, after softer demand in the quarter before[3]. Australia continued to recover, with 1.8 million international trips in August 2026, up 0.4% YoY[4]. In Japan, inbound travel demand remains elevated, although September arrivals of 3.1 million were 5.0% lower YoY[5]. The Group will continue to strengthen the long-term competitiveness of its portfolio through targeted asset enhancements, while pursuing selective asset-light expansion opportunities in priority markets.

For the UK PBSA sector, while overall student demand remains resilient, with UCAS reporting total accepted students up 1.2% YoY to 518K[6]. UK sponsored student visa applications were down 19% YoY as of September[7], indicating continued softness in international postgraduate student demand. At the same time, elevated interest rates are expected to put upward pressure on yields and weigh on PBSA asset valuations. Our PBSA segment performance will be further impacted by the cost of remediation works in Q4 FY2026. The Group employs targeted leasing initiatives to drive occupancy, strengthen the competitiveness and long-term resilience of its portfolio, while proactively evaluating opportunities for capital recycling.

Looking ahead, the Group will continue to execute FEOR30 by scaling its integrated lodging platform across selective investment, development, operating and fund management to capture value across the asset lifecycle. This will support AUM and recurring income growth, leverage third-party capital and facilitate capital recycling, while maintaining an asset-right approach.

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[2] International Monetary Fund. "World Economic Outlook: Resilience Under Strain, Urgent Choices". October 2026.
[3] Singapore Tourism Analytics Network. September 2026.
[4] Tourism Research Australia. "International tourism results". August 2026.
[5] Japan National Tourism Organization. "Visitor Arrivals to Japan, August 2026". September 2026.
[6] UCAS: Statistical releases – daily Clearing analysis 2026 (28 days after results day).
[7] Gov.UK: Monthly entry clearance visa applications, September 2026.

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

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 more than 60,000 owned and managed PBSA beds.

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