FAR EAST ORCHARD LIMITED

SIAS Corporate Connect

23 September 2025

Important Notice

Disclaimer

This presentation should be read in conjunction with the business performance update announced by Far East Orchard Limited ("Far East Orchard") for the half-year period ended 30 June 2025 ("1H FY2025") on 7 August 2025.

This presentation is for information only and may contain forward-looking statements that involve assumptions, risks and uncertainties.

Statements in this presentation that are not historical facts are statements of future expectations with respect to the financial conditions, results of operations and businesses, and related plans and objectives. These forward-looking statements are based on Far East Orchard's current intentions, plans, expectations, assumptions and views about future events and are subject to risks, uncertainties and other factors, many of which are outside Far East Orchard's control. Because actual results, performance or events could differ materially from Far East Orchard's current intentions, plans, expectations, views and assumptions about the future, such forward-looking statements are not, and should not be construed as a representation of the future performance of Far East Orchard.

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Unless explicitly indicated otherwise, all monetary values denoted as "$" within this presentation are to be interpreted as referring to Singapore dollars.

Portfolio Snapshot

Far East Orchard is today a real estate company with a lodging platform, with global hospitality operations and a growing portfolio of Purpose-built Student Accommodation assets in the UK.

GEOGRAPHICAL PRESENCE

As at June 2025



HOSPITALITY[1]

10 Countries	> 100 Properties
32 Cities	> 17,500 Rooms

UK PBSA (OWNED)[2]

7 Cities	13 Properties	> 3,700 Beds

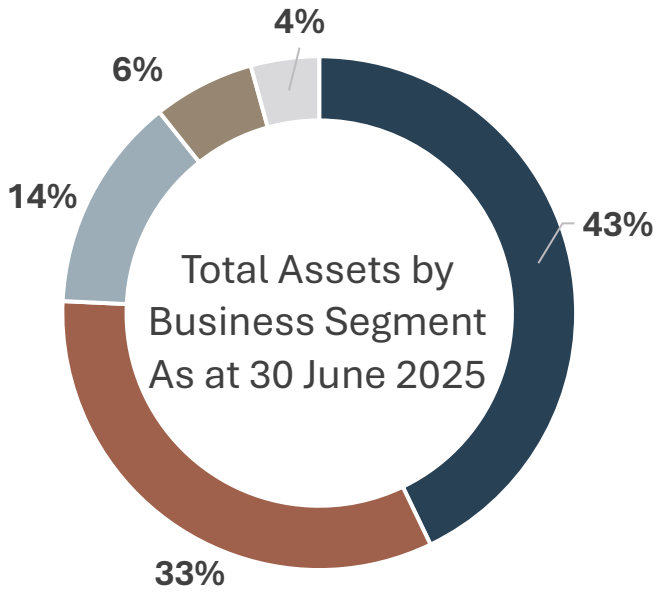
MANAGED BEDS > 50,000 Beds

1 United Kingdom 17 Properties[3]	2 Denmark 1 Property	3 Germany 15 Properties	4 Austria 3 Properties
5 Hungary 1 Property	6 Switzerland 1 Property	7 Japan 4 Properties	8 Malaysia 1 Property
9 Singapore 30 Properties[4]	10 Australia 48 Properties	11 New Zealand 9 Properties	

Legend: PBSA; Hotel Ownership & Management; Commercial Units & Medical Suites; Property Development

Total assets as at 30 June 2025

$2.7 billion



Notes

1. Owned and/or managed. **2.** Exclude sites under development. The developments comprise a 706-bed PBSA development in Bristol, a 273-bed PBSA development in Glasgow, and a 239-bed PBSA development in Manchester, expected to be completed in 2026, 2027 and 2028, respectively. This would bring FEOR's PBSA portfolio to more than 4,700 beds across the UK upon completion. **3.** Includes PBSA properties and a mixed development, Westminster Fire Station. **4.** Includes managed hospitality properties and medical suites, shops and offices, namely, Novena Medical Center, Novena Specialist Center, SBF Center and Woods Square.

KEY FINANCIAL HIGHLIGHTS

For 1H FY2025

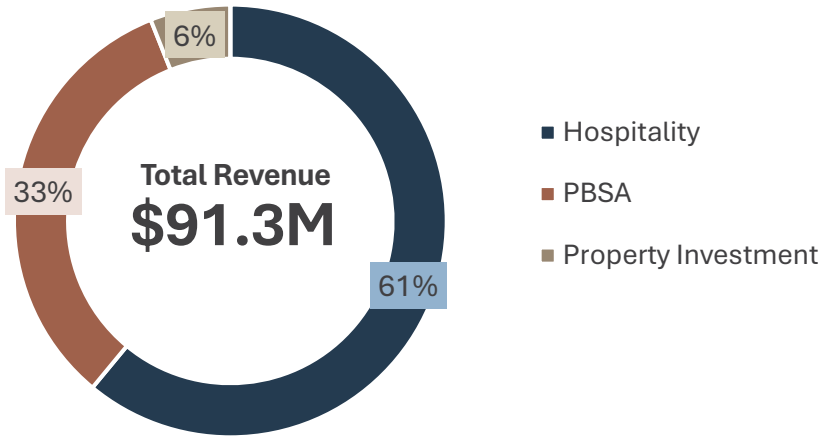
1H FY2025 Key Financial Highlights

- Weaker operating performance in the hospitality segment
- Contribution from Homes for Students ("HFS") within the PBSA segment, following the acquisition in April 2024
- One-off gain of $9.1 million from the acquisition of an additional 6.7% in Woodlands Square Pte. Ltd in 1Q FY2025

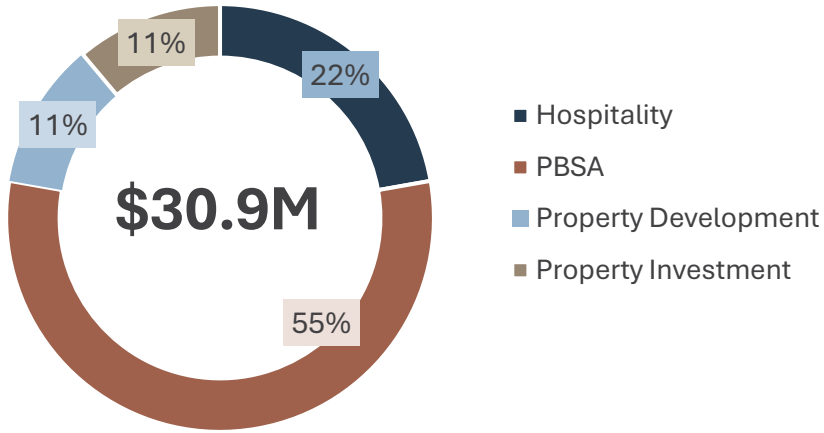
REVENUE	OPERATING PROFIT	NET PROFIT	PROFIT ATTRIBUTABLE TO SHAREHOLDERS
$91.3 M	**$30.9 M**	**$18.0 M[1]**	**$19.6 M**
▼6.1%	▼14.4%	▼8.3% ▼54.8%[1]	▲7.5% ▼42.3%[1]
1H FY2024: $97.3 M	1H FY2024: $36.1 M	1H FY2024: $19.7 M	1H FY2024: $18.2 M

(1) Excluding $9.1 million one-off gain from the acquisition of an additional 6.7% interest in Woodlands Square Pte. Ltd ("Woods Square"), 1H FY2025 profit after tax and profit attributable to shareholders would have been $8.9 million and $10.5 million, respectively.
(2) 1H FY2025 profit after tax included currency translation gain of $1.0 million (1H FY2024: $1.9 million).

1H FY25 Revenue by Segments



Total Operating Profit by Business Segment (%)



Key Financial Highlights as at 30 June 2025

- **Decrease in cash mainly due to Woods Square acquisition.**
- **Continue to maintain a strong balance sheet and liquidity position.**



CASH & CASH EQUIVALENTS

$172.9 M

▼14.0%

Dec-24: $200.9 M



DEBT/EQUITY RATIO

45.4%

▲2.1 pp

Dec-24: 43.3%



TOTAL ASSETS

$2.7 B

▲1.2%

Dec-24: $2.6 B



NAV PER SHARE

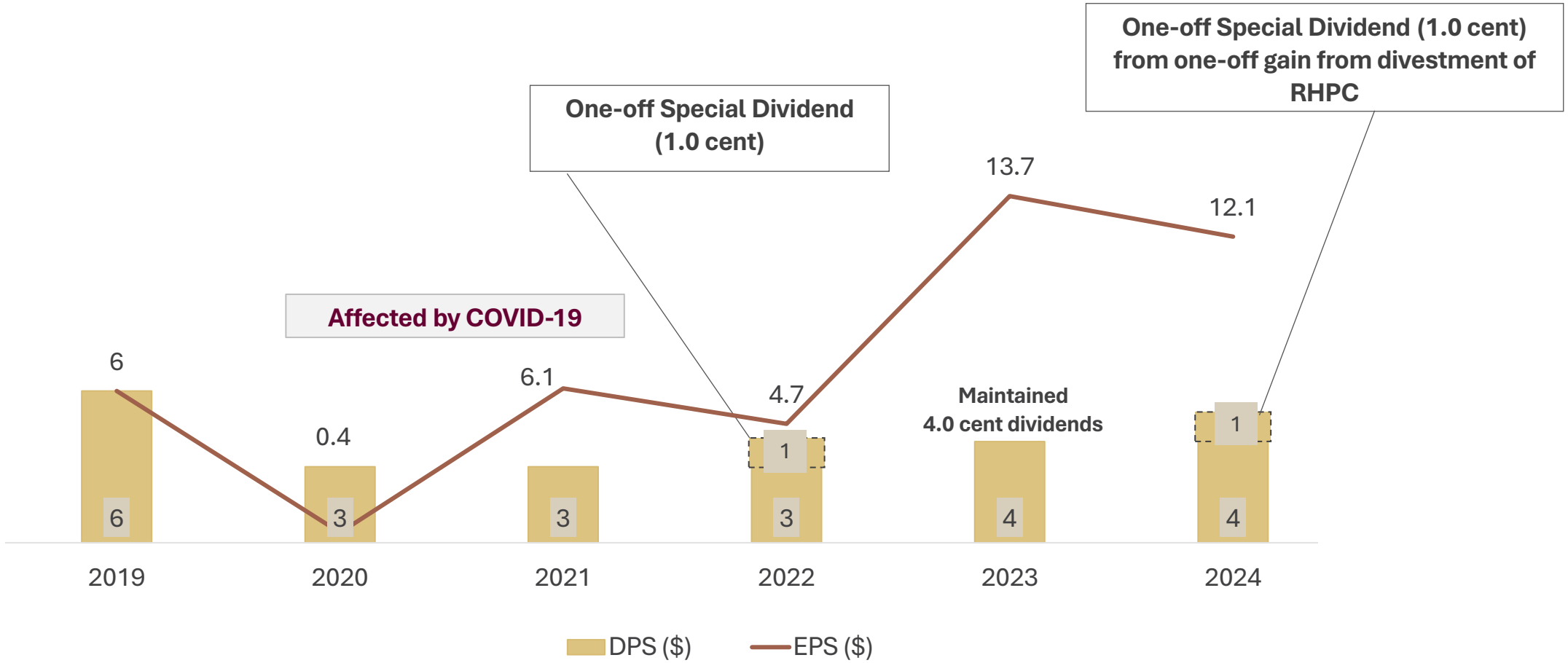
$2.83

▼0.4%

Dec-24: $2.84

FY2024 Dividends

The Group remains committed to delivering shareholder value.



Strategic Focus & Journey in the Last Five Years

FEOR25 Journey

Strategic Focus – FEOR25 Strategy

Far East Orchard LIMITED

01 Hospitality

25,000 rooms

Growing the portfolios through a combination of **strategic partnerships, hotel management agreements, and selective acquisitions**



02 PBSA

5,000 beds

Strategic Focus – FEOR25 Strategy : Journey in the Last Five Years

Far East Orchard LIMITED

01 Hospitality — **25,000 rooms**

02 PBSA — **5,000 beds**

Growing the portfolios through a combination of **strategic partnerships, hotel management agreements, and selective acquisitions**

Fortifying the Core

- **Acquired 49% stake in HFS**
- **Established first private UK PBSA development fund, FESAD**
- Acquired development fund's first asset in Glasgow, a 273-bed
- **Completed capital recycling of a hospitality asset in Australia**

Seizing Opportunities in Adversity

- Acquired Emily Davies, 180-bed PBSA Operational Asset
- Silverthorne Lane – JV Development, 706-bed PBSA Asset
- Brought two Australian hospitality brands (Vibe and Adina) to Singapore

2020 Started FEOR25 — **2022** — **2023** — **2024** — **2025** (WE ARE HERE) — **2026 – 2030** Embarking on FEOR30 Strategy

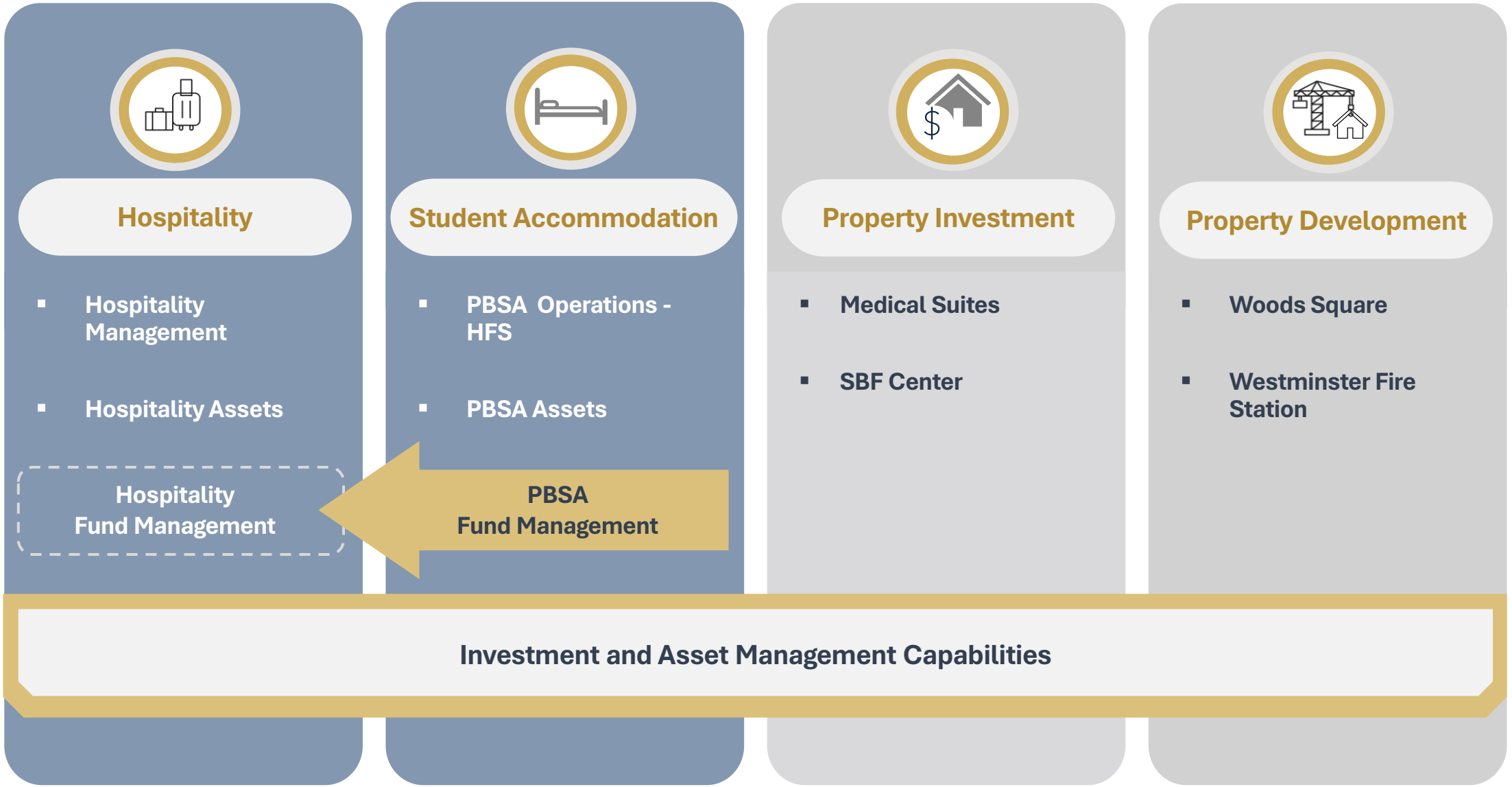
FEOR25 Tracking[2]

- Acquired 2nd site in Manchester in April 2025
- Scaled to **nearly 1,000** Hospitality Rooms in Japan since market entry in 2020
- **>17,500** Hospitality Rooms (Excl. ~200 pipeline)
- **>3,700** Owned PBSA Beds (Excl. ~1,000 development pipeline)
- **>50,000** Beds under Management[1]
- **Secured £96.0 million in total committed capital at closing, backed by a diverse group of institutional investors**

1 Current beds under Management through HFS which FEOR acquired a 49% in Apr-24 through a staged-acquisition **2** As at YTD-25

FEOR – Transformation into a Lodging Platform

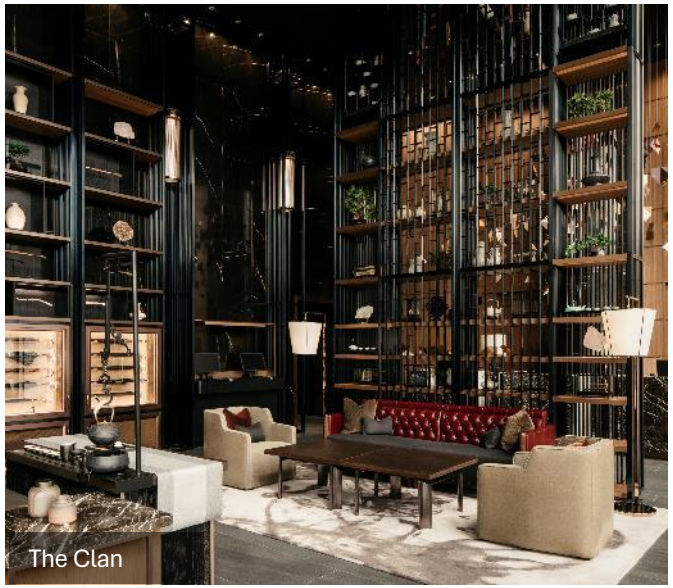
Far East Orchard LIMITED



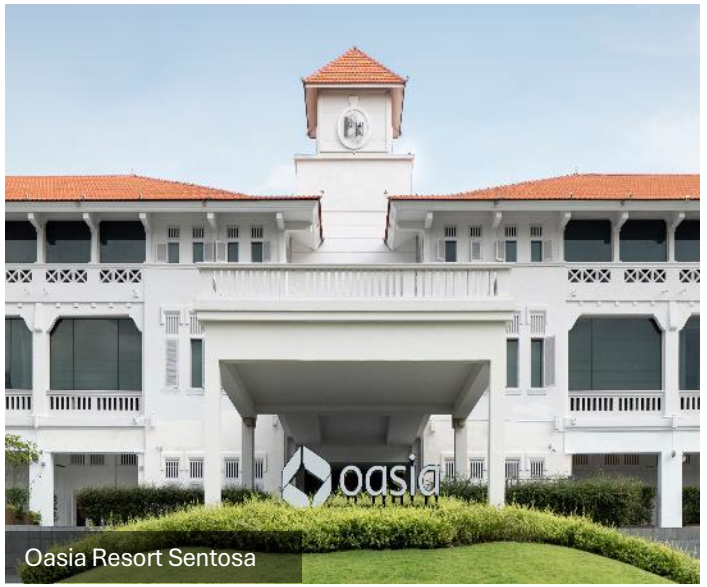
Business Overview

Hospitality Business

Delivering Singapore-inspired hospitality



The Clan



Oasia Resort Sentosa



Far East Village Hotel Osaka, Honmachi

About Hospitality Business

Hospitality business is organised into 3 main pillars



Hospitality Management	Hospitality Asset	Hospitality Investment
Fee-based business model Far East HOSPITALITY	Own and lease hospitality properties, including those held through JVs, which FEOR holds an effective interest of 35% or 70% Across Australia, Denmark, Germany, Japan, Malaysia and Singapore	50-50 JV in TFE Hotels TFE hotels & 33% shareholdings of the REIT Manager of Far East Hospitality Trust

Hospitality Global Presence

Operate more than 100 hospitality properties with over 17,500 rooms across 10 countries

YTD 2025:

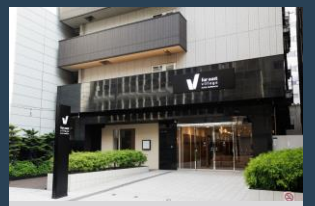
Hotels opened: The EVE Hotel Sydney, Redfern, A by Adina Vienna Danube, Far East Village Hotel Osaka, Namba South and Far East Village Hotel Osaka, Honmachi.

Two more hotel openings[1], totalling ~200 rooms in the UK.



A by Adina Vienna Danube





Far East Village Hotel Osaka, Honmachi

Far East Village Hotel Osaka, Namba South

The EVE Hotel Sydney, Redfern

10 Brands in 32 Cities

FAR EAST COLLECTION · oasia · village · RENDEZVOUS · quincy · Adina · A by Adina · vibe HOTELS · Travelodge Hotels · TFE hotels COLLECTION

Countries	Denmark	Germany	Austria	Hungary	Switzerland	Japan	Malaysia	Singapore	Australia	New Zealand	UK
Property	1	15	2	1	1	5	1	30	48	9	-

Business Overview

PBSA Business

Singapore-inspired hospitality


Hollingbury House


Plot 6 Silverthorne Lane


Bryson Court

UK PBSA Portfolio

>3,700 operational beds across 13 properties in 7 UK cities | 3 sites under development

Far East Orchard LIMITED

2015

PGSV & Brighton Development[1]

- Acquired Turner Court, Rosedale Court
- Redeveloped remaining site – Plot 5,6 & 7 in Newcastle, upon Tyne
- Acquired site at Hollingdean Road in Brighton for a 195-bed PBSA

2017

PGSV

- Completed development of Marshall Court & Bryson Court in Newcastle, upon Tyne

2018

PGSV

- Completed development of Newton Court

2019

Project Victus & Onyx

- Acquired 5 properties in Liverpool, Bristol, Leeds and Sheffield, totalling 1,791 beds
- Completed development of Hollingbury House

2020

King Square Studios

- Completed acquisition of a 301-bed King Square Studios

2022

Plot 6 Silverthorne Lane & Southampton ▲

- Entered into JV for the development of Plot 6 Silverthorne Lane, a 706-bed PBSA in Bristol, completion expected in 2026
- Acquired Emily Davies in Southampton



2023

Southampton

- Completed acquisition of a 180-bed PBSA, Emily Davies

2024

Glasgow & 49% stake in HFS ▲

- Acquisition of a Glasgow site to develop a 273-bed PBSA under a JV, completion expected in 2026
- Acquisition of 49% stake in HFS



2025



Manchester ▲

- Acquisition of a Manchester site to develop a 239-bed PBSA, expected completion in 2028
- Plot 6 Silverthorne Lane, development site, achieved a top-up in March

Establishment of First Private Fund

- FE UK Student Accommodation Development Fund (FESAD) in Singapore
- Fund closed on 18 June with a total of £96.0 million in committed capital secured *(institutional investors: 63.5%, FEOR: 36.5%)*

1 Includes land site (Plot 8 & 9) at Newcastle upon Tyne.

▲ Development sites

Business Overview

Property Development/Investment



Woods Square


Westminster Fire Station

Property Development & Property Investments

Maintaining Recurring Rental Income

Property Development



Woods Square Commercial	
Far East Orchard's effective interest	**40%[1]**
Total units*	534
Units held as investment property	68
Units launched for sale	414
% of units sold (as as at 31 Dec 24)	53%
TOP	5 Feb 2020



Westminster Fire Station Residential	
Far East Orchard's effective interest	**100%**
Total units	17 units 1 restaurant
% of units sold (as at 31 Dec 24)	-
TOP	31 Aug 2021

Property Investments



Novena Medical Center	
Total no. of units	**44**
Units held for sale	7
Units for investments	37



Novena Specialist Center	
Total no. of units	**39**
Units held for sale	29
Units for investments	10

1 On 24 January 2025, the Group acquired additional interest of 6.7% in Woodlands Square Pte. Ltd. ("WSPL"). Subsequent to the acquisition, the Group's interest in WSPL increased from 33.3% to 40.0%.
* Comprises units held as investment property that generates recurring income and units held for sale.

FY2024 Sustainability Highlights

We sharpened our Sustainability Strategy and ESG focus areas to extend across the following dimensions:

R — Responsible Operations

- Attained GSTC certification for all 16 Singapore managed hotels, a year ahead of STB and SHA's 2025 target.
- 77% UK PBSA assets achieved EPC rating of A or B.

E — Environmental Accountability

- Completed qualitative climate scenario analysis; progressing towards quantifying outcomes.
- Maintained flat growth in Scope 1 and 2 emissions from owned properties in 2024 despite increase in occupancy and usage at several assets.

N — Nurturing a Resilient Business

- In FY2024, achieved revenue of S$191.9 million and profit after tax of S$61.3 million .

E — Ethical & Transparent Governance

- Top 18% of SGX
- listed companies in 2024 SGTI.
- Awarded Bronze for Best Annual Report Award (mid-cap category) at the 2024 Singapore Corporate Awards – recognised for commitment to transparency and effective communication.

W — Well-being of People & Communities

- 80.7 hours average annual training per team member.
- 411.5 hours of volunteer hours on local community engagements.

Far East Orchard LIMITED

Thank you

Vision

Far East Orchard is an enduring Singapore Real Estate Enterprise that strives to deliver steadfast growth for all stakeholders and the community.

Mission

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.

Contact Us

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