

MEDIA RELEASE

FAR EAST ORCHARD ACCELERATES FEOR30 WITH INCREASED STAKE IN FEHT MANAGERS TO 75%; BECOMES MAIN SPONSOR OF FEHT

- **Accelerate FEOR30:** Increases assets under management (“AUM”) to c.S\$3.9 billion, exceeding the Group’s earlier FEOR30 target, and fortifies the Group’s fund management platform
- **Grow recurring earnings:** Delivers 3.7% pro forma earnings per share (“EPS”) accretion¹ and scales recurring fee income to support dividend growth
- **Maintain asset right discipline:** Strengthens the Group’s integrated lodging fund platform ecosystem with both private fund and FEHT as its listed lodging platform, to support the Group’s expanded core AUM target of at least S\$5.0 billion by FY2030

5 October 2026, Singapore – Far East Orchard Limited (“Far East Orchard” or “FEOR”, and together with its subsidiaries, the “Group”) announced that it has entered into a conditional share purchase agreement (the “SPA”) with FEO Asset Management Pte. Ltd. (the “Seller”) for the acquisition of 42% of the issued capital in FEO Hospitality Asset Management Pte. Ltd. (“FEOHAM”), the manager of Far East Hospitality Real Estate Investment Trust (“Far East H-REIT”) and in FEO Hospitality Trust Management Pte. Ltd. (“FEOHTM”), the trustee-manager of Far East Hospitality Business Trust (“Far East H-BT”) (together the “Managers”) for S\$28.3 million² (the “Acquisition”). Far East Hospitality Trust (“FEHT”) is a hospitality stapled group comprising Far East H-REIT and Far East H-BT. The Acquisition will increase Far East Orchard’s stake in the Managers to 75%.

The Seller is a wholly-owned subsidiary of Far East Organization Centre Pte. Ltd. (“FEOC”). The Seller, FEOC and the Company are members of the Far East Organization group of companies. Far East Orchard and the Seller currently own 33% and 67% of the Managers, respectively. The consideration of S\$28.3 million is expected to be paid entirely in cash and funded through Far East Orchard’s internal resources.

The Acquisition:

- strengthens Far East Orchard’s core capabilities by repositioning it as the main sponsor of FEHT and scales Far East Orchard’s core AUM by c.86% to c.S\$3.9 billion. This creates a broader base to further scale Far East Orchard’s lodging business and supports a new core AUM target of at least \$5.0 billion by FY2030;
- is expected to provide an immediate 3.7% pro forma EPS accretion¹ and increase recurring management fees, with further growth potential as FEHT continues to scale, thereby supporting Far East Orchard’s dividend growth; and
- fortifies Far East Orchard’s fund management platform, creating an integrated lodging ecosystem between Far East Orchard and FEHT, alongside its existing private fund platform. This facilitates capital recycling efforts and enables multiple channels for capital-light AUM and fee income growth.

¹ “Based on the pro forma financial effects of the Acquisition on the EPS for financial year ended 31 December 2025. Please refer to paragraph 8.3 of the Company’s announcement dated 5 October 2026, “Pro Forma Financial Effects of the Acquisition – Effect on the EPS” for further details.

² Subject to customary post-completion adjustments.

Mr Alan Tang, Group Chief Executive Officer of Far East Orchard, said, *“This accretive Acquisition accelerates our FEOR30 strategy and is a significant step towards scaling our fully integrated lodging platform. By strengthening our alignment with FEHT, we are expanding our recurring income base and broadening the channels through which we can grow in a capital-efficient manner, including capital recycling and capital-light AUM growth alongside our existing private fund platform. This gives us greater flexibility to grow faster, build more resilient earnings, and capture value and maximise returns across the full asset lifecycle.*

As we continue to execute our FEOR30 strategy, we remain disciplined in capital deployment, balancing growth opportunities with capital productivity and balance sheet flexibility.”

Mr Jonathan Ng, Chief Executive Officer of Far East Organization, commented, *“Far East Orchard has built a strong track record of disciplined growth in lodging, and bringing the Managers onto its platform is a natural next step. As FEOR's major shareholder, we fully support this Acquisition. It strengthens FEOR's integrated lodging platform and positions it well to deliver on its FEOR30 strategy and create sustainable long-term value for shareholders.”*

The terms of the Acquisition were negotiated in the interests of Far East Orchard's shareholders, taking into account the historical financial performance and financial positions of the Managers, the risk-adjusted return and growth of the Managers, the valuation ratios of publicly-listed comparables, precedent transactions involving Singapore-based real estate fund management companies, the mid-to-long term macro and geopolitical outlook, and the pro forma financial effects of the Acquisition.

The Acquisition is subject to the satisfaction of certain conditions precedent, including the declaration and distribution of dividend in specie of stapled securities of FEHT by FEOHAM to its shareholders and necessary consents and approvals from counterparties. The dividend in specie will allow Far East Orchard to reduce the cash outlay and transaction expense and establish direct exposure to FEHT. Following the dividend in specie, Far East Orchard will hold a direct interest of approximately c.3% of the stapled securities of FEHT.

Although the Acquisition does not require approval by shareholders, Far East Orchard has appointed SAC Capital Private Limited as the independent financial adviser (the “IFA”) as an additional governance safeguard. The IFA, having considered the terms of the Acquisition, and subject to the assumptions and qualifications set out in the letter from the IFA, is of the opinion that “the Acquisition is on normal commercial terms and is not prejudicial to the interests of the Company and its minority shareholders”. The Acquisition is expected to be completed by the end of 2026.

Following the completion of the transaction, Far East Orchard intends to support the Managers in identifying opportunities to grow FEHT and create sustainable value for its stapled securityholders.

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Note: This media release is to be read in conjunction with the Group's announcement on SGXNET on the same date.

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.

About Far East Hospitality Trust (www.fehtrust.com)

Far East H-Trust is a Singapore-Focused Hotel and Serviced Residence Hospitality Trust listed on the Main Board of The Singapore Exchange Securities Trading Limited ("SGX-ST"). Comprising Far East Hospitality Real Estate Investment Trust ("Far East H-REIT") and Far East Hospitality Business Trust ("Far East H-BT"), Far East H-Trust was listed on the SGX-ST on 27 August 2012 and has a portfolio of 13 properties totalling 3,334 hotel rooms and serviced residence units valued at approximately S\$2.56 billion as at 31 December 2025. In addition, Far East H-REIT holds a 30.0% stake in Fontaine Investment Pte Ltd (a joint venture with Far East Organization Centre Pte. Ltd., a member company of Far East Organization), which has developed three hotels in Sentosa. Managed by FEO Hospitality Asset Management Pte. Ltd. and FEO Hospitality Trust Management Pte. Ltd. (collectively, the "Managers") and sponsored by members of Far East Organization Group, Far East H-Trust seeks to provide Stapled Securityholders with regular, stable and growing distributions on a half-yearly basis.

About the Managers

FEO Hospitality Asset Management Pte. Ltd. and FEO Hospitality Trust Management Pte. Ltd. are the managers of Far East H-REIT and Far East H-BT respectively.

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