



Far East Orchard Limited
(Incorporated in the Republic of Singapore)
Company Registration No. 196700511H

ESTABLISHMENT OF A PRIVATE FUND IN SINGAPORE AND FIRST CLOSING OF THE FUND

1. INTRODUCTION

1.1. The Board of Directors (the "**Board**") of Far East Orchard Limited (the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to announce that Far East Accommodation Holdings Pte. Ltd. ("**FEAH**") (as general partner) and Far East Orchard Investments (UK) Pte Ltd ("**FEOI**") (as limited partner) (each, a wholly-owned subsidiary of the Group), have established a private fund in Singapore known as FE UK Student Accommodation Development Fund ("**FESAD**"), together with other limited partners of FESAD. The Group has also incorporated Far East Orchard Investment Management Pte. Ltd. ("**FEORIM**") on 27 June 2024 as a wholly-owned subsidiary of the Group, which will be appointed as the fund manager of FESAD. FESAD has completed a first closing today with an aggregate committed capital of GBP70 million (the "**First Closing**"), of which FEOI has entered into a subscription agreement to commit up to GBP35 million.

2. INFORMATION ON MANAGEMENT OF AND INVESTMENTS IN FESAD

2.1. The principal objective of FESAD is to invest in purpose-built student accommodation development opportunities within the United Kingdom. The targeted aggregate commitment in FESAD is GBP100 million. The Group, through FEAH and FEORIM as the general partner and fund manager of FESAD respectively, will continue to manage the investments of FESAD.

2.2. Reference is made to the Company's announcements dated 12 March 2024 and 23 May 2024 regarding the acquisition ("**Acquisition**") of a plot of land in Glasgow in the United Kingdom, through FESAD, for the purposes of developing the same into purpose-built student accommodation. As stated in the 12 March 2024 announcement, FESAD's initial limited partners were FEOI and Aurum Investments (Private) Limited ("**Aurum**")¹, holding 85% and 15% of the initial interest in FESAD respectively. Since then, an unrelated third-party investor has invested in FESAD as a limited partner as part of the First Closing. As at the date of this Announcement, the total commitment to FESAD by its limited partners is GBP70 million, of which FEOI has committed GBP35 million, Aurum has committed GBP15

¹ Aurum Investments (Private) Limited and Aurum UK Pte. Ltd. ("**Aurum UK**") are wholly-owned subsidiaries of Woh Hup Holdings Pte Ltd ("**Woh Hup**"). With over 96 years of experience, Woh Hup is a leading pioneer in Singapore's construction and civil engineering industry and is one of the country's largest privately-owned specialists in these fields. Woh Hup continues to shape Singapore's urban landscape by consistently delivering high-quality, innovative building solutions and forming strategic joint-venture partnerships with international counterparts. Additionally, through Aurum, Woh Hup has invested in development projects in the United Kingdom.

million, with the remaining GBP20 million committed by an unrelated third-party investor. FEOI's interest in FESAD at any point in time will be determined based on the capital commitment by FEOI to FESAD, as a proportion of the total commitment contributed to FESAD by its limited partners. Therefore, as at the date of this Announcement, FEOI has an interest of 50% in FESAD.

- 2.3. For the avoidance of doubt, none of the limited partners of FESAD is (or is expected to involve) an interested person of the Company within the meaning of Chapter 9 of the Listing Manual of Singapore Exchange Securities Trading Limited.

3. INCORPORATION OF FEORA PTE. LTD.

As part of the establishment of FESAD, the Group (through Far East Orchard Investment Holding Pte. Ltd., "**FEOIH**") has on 22 August 2024 entered into a joint venture agreement with Woh Hup (through Aurum UK) and incorporated FEORA Pte. Ltd. ("**FEORA**") on 22 August 2024.

FEORA is a Singapore-incorporated 50-50 joint venture company with an initial share capital of SGD2, comprising 2 ordinary shares. FEOIH and Aurum UK have each subscribed for 1 fully paid-up ordinary share at a subscription price of SGD1. The board of directors of FEORA comprise equal number of directors representing each of FEOIH and Aurum UK. The principal business activity of FEORA is to provide acquisition and disposal advisory services to FESAD.

4. FINANCIAL EFFECTS

The establishment of FESAD in Singapore (including the incorporation of FEORA) and the performance of the Group's obligations in relation to FESAD are not expected to have any material impact on the consolidated net earnings per share and consolidated net tangible assets per share of the Company for the current financial year ending 31 December 2024.

5. FURTHER UPDATES

The Company will, in due course and where relevant, make further announcements through SGXNET to inform shareholders of any material updates or developments.

By Order of the Board

Phua Siyu Audrey
Company Secretary
22 August 2024