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

ENTRY INTO NON-BINDING HEADS OF TERMS FOR PROPOSED ACQUISITION OF A SITE IN THE UNITED KINGDOM FOR PURPOSE-BUILT STUDENT ACCOMMODATION DEVELOPMENT

The Board of Directors (the "**Board**") of Far East Orchard Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that the Company's subsidiary Far East Orchard Investment Holdings Pte. Ltd. had entered into a non-binding heads of terms (the "**HOT**") with LDC (Portfolio) Limited which is related to Unite Students (together, the "**Parties**") for the proposed acquisition of a site at the junction of Borough High Street and Harper Road in London, the United Kingdom (the "**Proposed Acquisition**").

The HOT sets out certain terms and conditions which will form the basis for further negotiations between the Parties in respect of the Proposed Acquisition. Save for certain provisions relating to, amongst others, exclusivity and confidentiality, the HOT is not legally binding between the Parties and is subject to the Parties entering into definitive documentation. The consideration for the Proposed Acquisition has not been determined at this juncture.

The Group is exploring for the Proposed Acquisition to be undertaken through its private student accommodation development fund (limited partnership FE UK Student Accommodation Development LP ("**FESAD**")) alongside other investors that are not interested persons of the Group, with the consideration for the Proposed Acquisition to be funded by the limited partners of FESAD pro-rata to their interest in FESAD (and FESAD's interest in the Proposed Acquisition), and the other investors (that are not interested persons of the Group) pro-rata to their interest in the Proposed Acquisition. The Group holds 36.5% interest in FESAD. The Proposed Acquisition is in line with the Group's FEOR30 strategy to scale its integrated lodging platform and strengthen its purpose-built student accommodation presence in the United Kingdom.

Shareholders and potential investors should note that as at the date of this announcement, no definitive or binding agreement has been entered into in respect of the Proposed Acquisition and accordingly, there is no certainty or assurance that the Proposed Acquisition will materialise or that any definitive or binding agreement will result from the discussions between the Parties. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions that they should take.

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
13 July 2026