coliwoo

Coliwoo Holdings Limited

FY2026 Business Updates

Nov 2026



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Content

1	**Business Overview**
2	Operating Performance
3	FY2026 Financial Highlights
4	Growth Strategies & Business Outlook

Corporate Overview



SGX: W8W

Stock Code

~S$139m

Market Cap on SGX

(As of 24 November 2026)

65% **Controlling Shareholders**

35% **Free Float**

Shareholding

*Approximate Figure

Coliwoo's co-living business was established in 2018 and is Singapore's leading co-living operator with a portfolio of 3,520 rooms strategically located in high-demand residential clusters across the island.





Coliwoo Orchard
Studios for Illustration

PORTFOLIO

No. of Rooms by Project Type – across 27 Locations

As at 30 Sep 2026	Coliwoo Portfolio		
	Owned	Leased	Managed
No. of Rooms	**922** (26%)	**2,073** (59%)	**525** (15%)
Total Rooms	**3,520***		

*Out of 3,520 rooms, 641 rooms are under renovation (with majority expected to be ready and operational by FY2027).

PORTFOLIO

11
Owned Properties

922
Rooms



48 Arab St.



320 Balestier Rd.



471 Balestier Rd.



75 Beach Road (L5, L6)



298 River Valley Rd.



288 River Valley Rd.



450 & 452 Serangoon Rd.



99 Rangoon Rd.



2 Changi Business Park Avenue 1
(Upcoming)



50 Armenian St.
(Upcoming)



1 King George's Avenue
(Upcoming)

PORTFOLIO

11
Leased Properties

2,073
Rooms



2 Mount Elizabeth Link



Lavender Collection



40 & 42 Amber Rd.



404 Pasir Panjang Rd.



31 Boon Lay Drive



1A Lutheran Rd.



1557 Keppel Rd.



150 Cantonment Rd.



141 Middle Rd.



260 Upper Bukit Timah Rd.



159 Jalan Loyang Besar

PORTFOLIO

5
Managed Properties

525
Rooms



268 River Valley Rd.



453 Balestier Rd.



12 Seletar West Road 2
Staff Quarters for SBS Transit Bus Captains

Foreign Healthcare Worker Accommodation managed on behalf of MOH Holdings (MOHH)

Total: 701 beds







Boundary Close







Ulu Pandan Rd.



Content

1 Business Overview

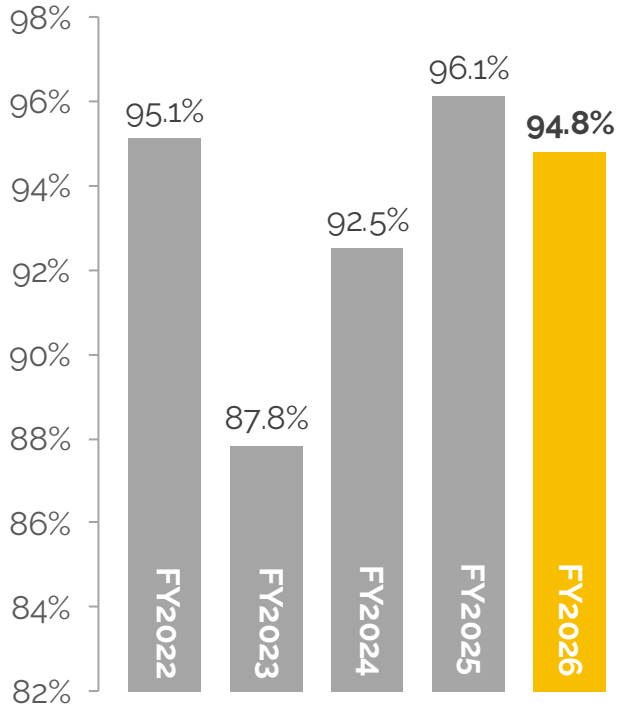
2 **Operating Performance**

3 FY2026 Financial Highlights

4 Growth Strategies & Business Outlook

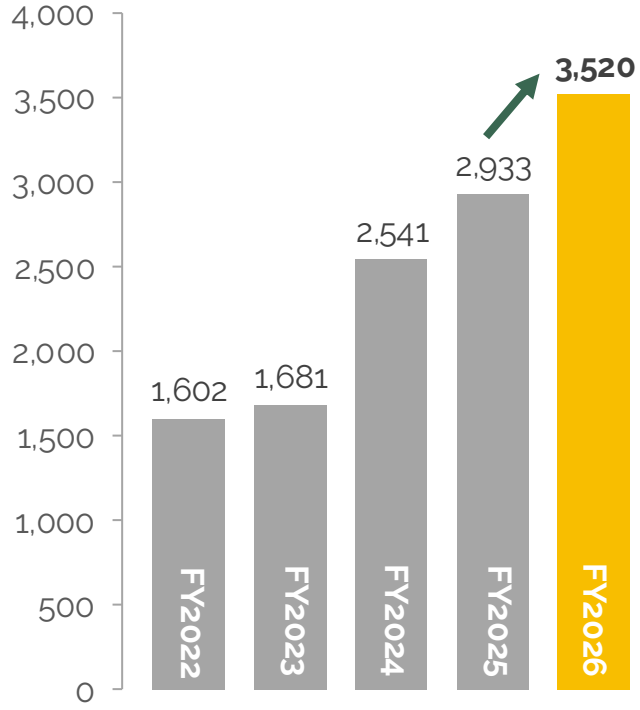
PORTFOLIO

Operating Performance



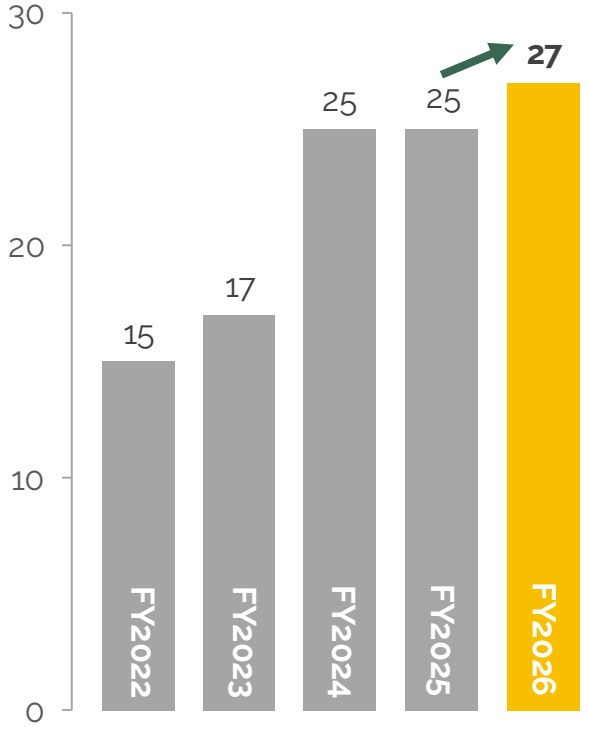
AVERAGE OCCUPANCY RATE

▼ 1.3%



TOTAL ROOMS SECURED

▲ 587 rooms



TOTAL LOCATIONS

▲ 8%

Excluding the ramp-up effects of Coliwoo Resort Changi, the average occupancy rate for the portfolio stood at 96.0% in FY2026.

PROJECT LAUNCH IN FY2026

Coliwoo Midtown

141 Middle Road

CO-LIVING SERVICED APARTMENT | 212 ROOMS







PROJECT LAUNCH IN FY2026

Coliwoo Midtown

141 Middle Road

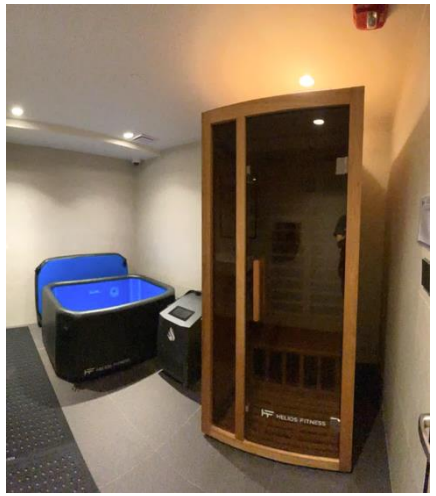
CO-LIVING SERVICED APARTMENT | 212 ROOMS











PROJECT LAUNCH IN FY2026

Coliwoo Resort Changi

159 Jalan Loyang Besar

CO-LIVING RESORT | 380 ROOMS











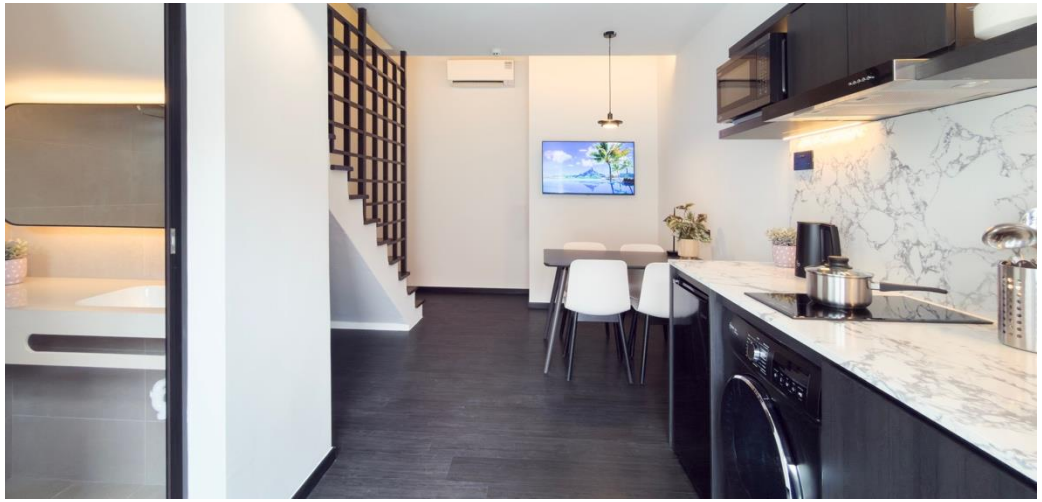
PROJECT LAUNCH IN FY2026

Coliwoo Resort Changi

159 Jalan Loyang Besar

CO-LIVING RESORT | 380 ROOMS









Content

1 Business Overview

2 Operating Performance

3 **FY2026 Financial Highlights**

4 Growth Strategies & Business Outlook

FINANCIAL HIGHLIGHTS

Financial Results

For the financial year ended 30 September 2026



GROUP REVENUE

$56.7M

(FY2025: $46.7m)



PROFIT ATTRIBUTABLE TO SHAREHOLDERS ("PATMI")

$16.2M

(FY2025: $15.0m)



ADJUSTED EBITDA*

$38.2M

(FY2025: $29.5M)



NET ASSET VALUE PER SHARE

47.01

SINGAPORE CENTS

(FY2025: 40.3 cents)



EARNINGS PER SHARE**

3.49

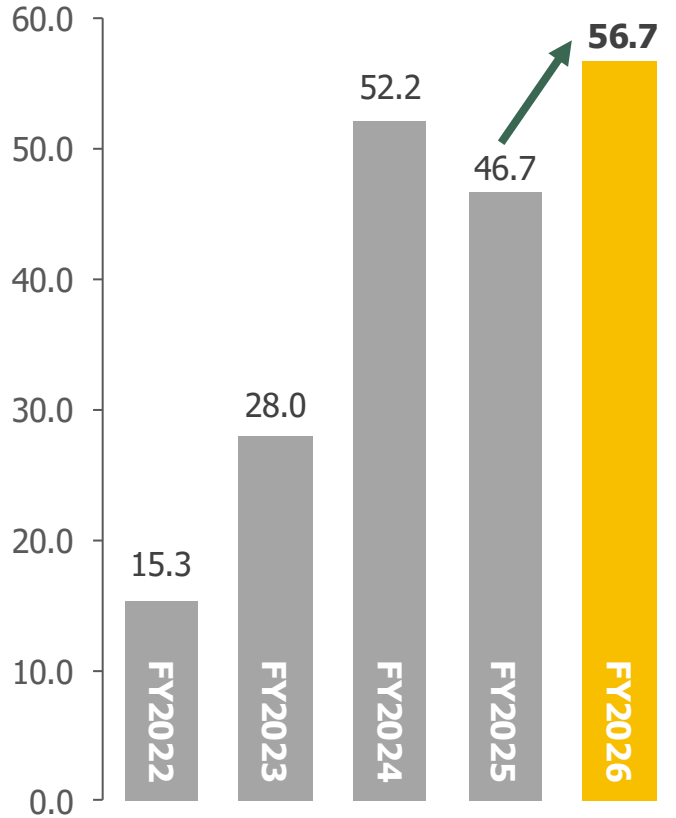
SINGAPORE CENTS

(FY2025: 4.82 cents)

*Adjusted EBITDA is a supplementary, non-IFRS measure that adjusts EBITDA for specified expenses, net fair value movements, realised disposal gains and principal payments on operating lease liabilities. It includes non-recurring disposal gains and is not a measure of recurring operating earnings or operating cash flow.

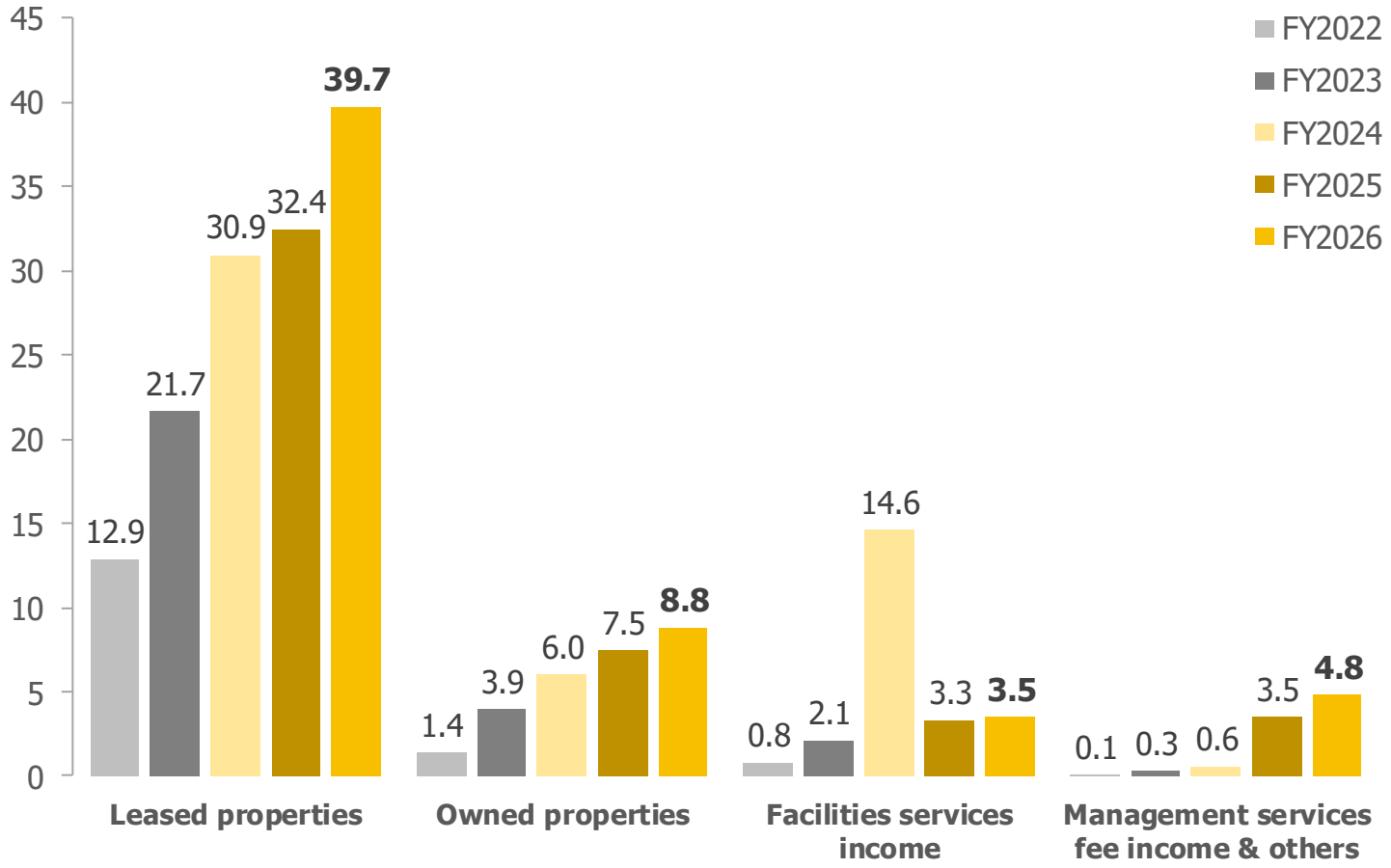
**Earnings per share for FY2026 was computed based on the weighted average number of 464,201,000 ordinary share

Key Financial Information – Income Statement (1/2)



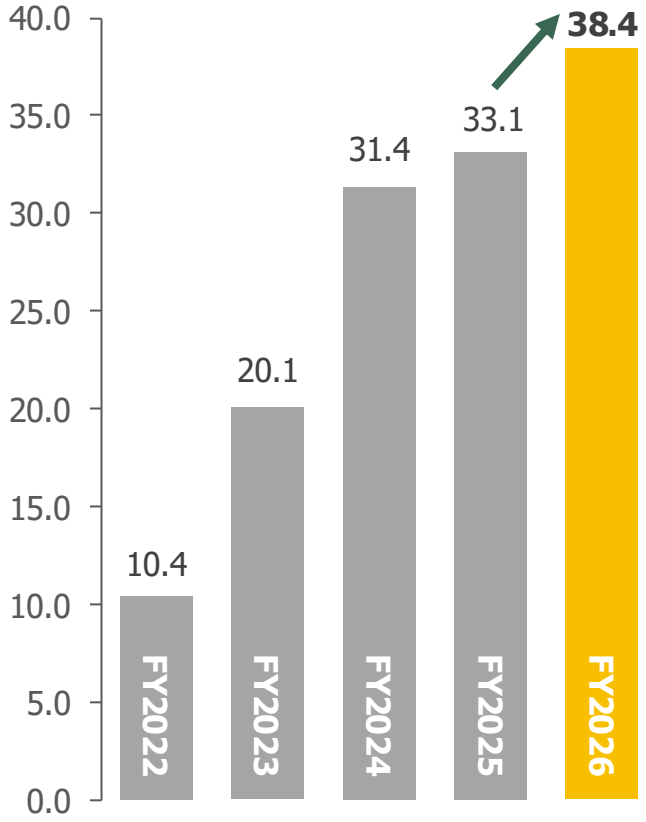
TOTAL REVENUE (S$M)

▲ **21.3%**



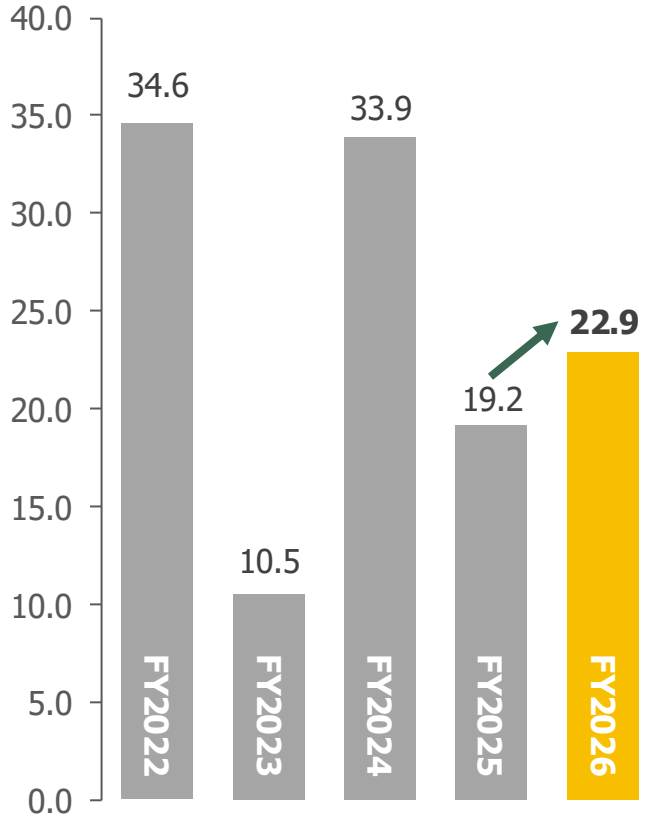
REVENUE BREAKDOWN (S$M)

Key Financial Information – Income Statement (2/2)



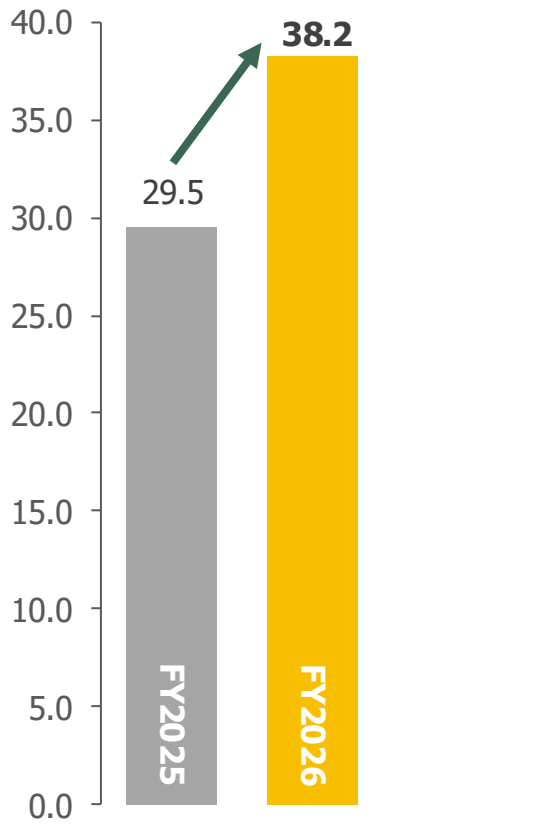
GROSS PROFIT (S$M)

▲ 16.2%



PROFIT BEFORE INCOME TAX (S$M)

▲ 18.8%

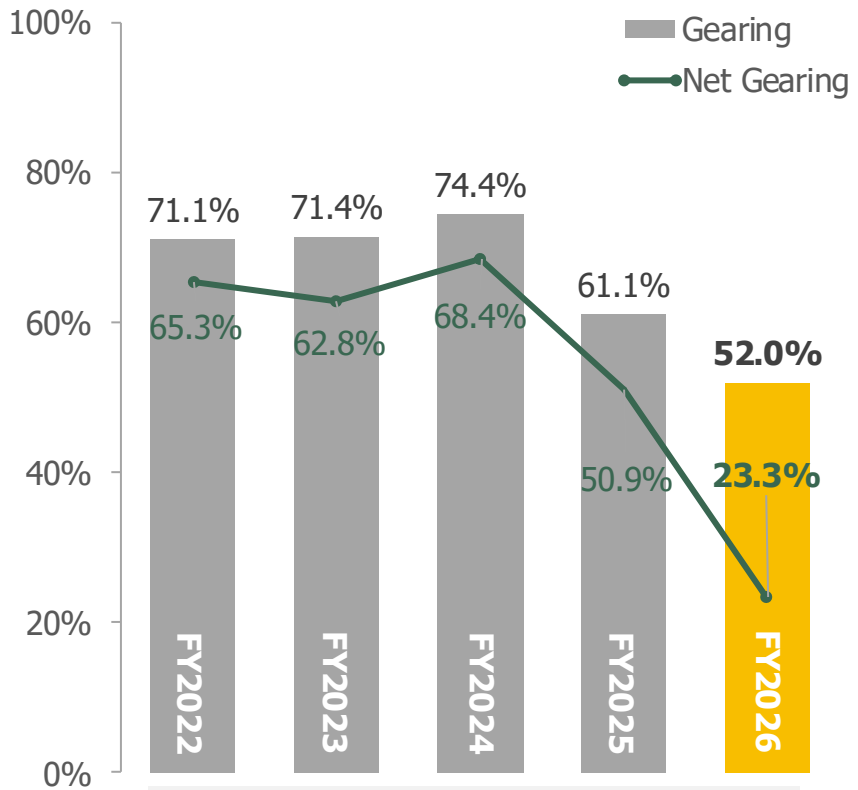


ADJUSTED EBITDA (S$M)

▲ 29.3%

FINANCIAL PERFORMANCE

Other Key Ratios/ Metrics

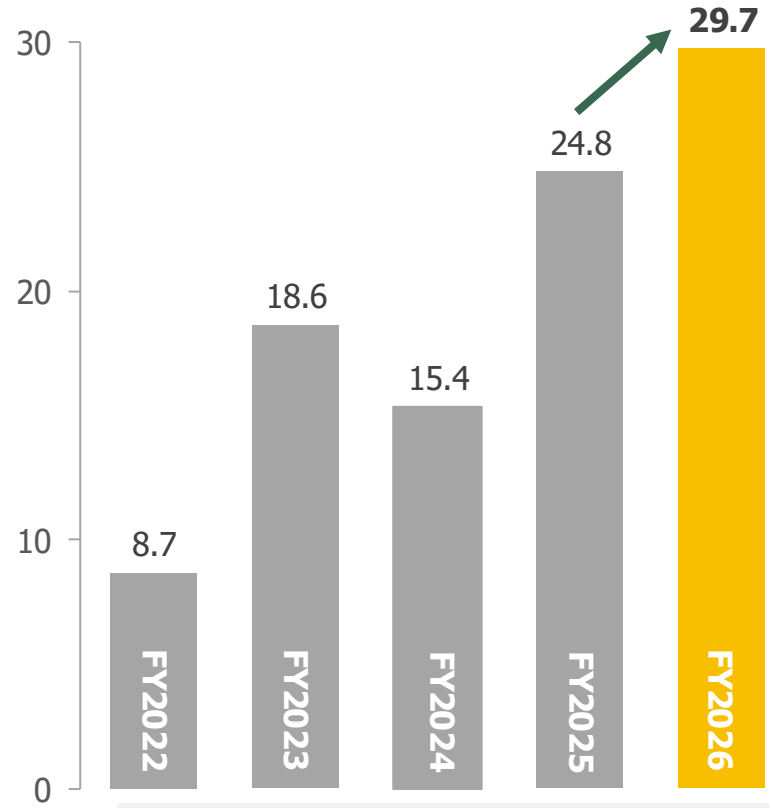


GEARING

▼ 9.1ppt

NET GEARING

▼ 27.6ppt



OPERATING CASH FLOW (S$M)

▲ 19.9%

*Gearing ratio is equal to interest-bearing debt divided by total capital and multiplied by 100%. Interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities. Total capital is calculated as interest-bearing debt plus total equity.

** Net gearing ratio is equal to net interest-bearing debt divided by total capital and multiplied by 100%. Net interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities minus cash and bank balances and fixed deposits with banks. Total capital is calculated as interest-bearing debt plus total equity

FINANCIAL HIGHLIGHTS

Dividends

FY2026

Total FY2026 Dividends

3.0 SINGAPORE CENT

50% increase from FY2025

Interim Dividend	Final Dividend	Special Dividend
1.0 SINGAPORE CENT	1.0 SINGAPORE CENT	1.0 SINGAPORE CENT

Special dividend is supported by realised gains from the Coliwoo Midtown disposal, reflecting the Group's successful capital recycling strategy.

≥ 40%

Of Adjusted PATMI

Dividend Commitment extended to FY2027 and 2028

The Group has extended its commitment to distribute at least 40% of Adjusted PATMI as dividends for FY2027 and FY2028, while maintaining financial flexibility to support its expansion plans.



Content

1 Business Overview

2 Operating Performance

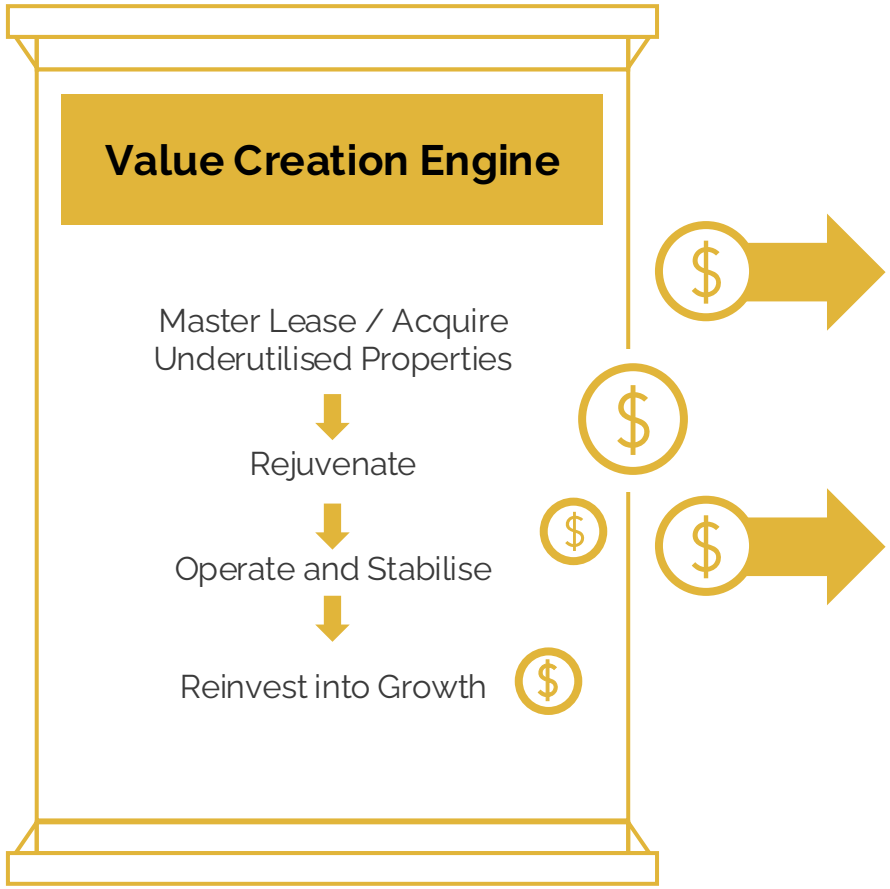
3 FY2026 Financial Highlights

4 **Growth Strategies & Business Outlook**

GROWTH STRATEGIES

Near-to-Mid-Term Growth Priorities:

Ramping up Occupancies for Newly Launched Projects, Building the Next Phase of Growth



Ramping up Occupancies

Actively ramping up occupancies for projects launched in FY2026 through strategic sales and marketing.

Expand Portfolio

Targeting approximately 10,000 rooms by 2030, from 3,520 at 30 September 2026.

GROWTH STRATEGIES

Portfolio Scaling



Target to acquire 10,000 rooms by 2030.

Asset-Light Growth



Pursue an asset-light strategy through master leases and management contracts.

Capital Recycling



Opportunistic capital recycling to unlock value from stabilised assets, and redeploy proceeds into higher-yielding opportunities.

Overseas Expansion



Pursue overseas expansion via value-add acquisitions, enhancing and stabilising assets before asset monetisation.

CAPITAL RECYCLING

Unlocking Capital to Support the Next Phase of Growth

Net Proceeds from Notable Sale-and-Leaseback Transactions in FY2026	Coliwoo Hotel Pasir Panjang	Coliwoo Midtown	Proposed Coliwoo RV 298 & Coliwoo RV 288 sale-and-leaseback
	approx. **S$15.3M**	approx. **S$41.0M**	Subject to completion conditions and shareholders' approval approx. **S$18.7M**



Coliwoo Midtown

A Proof Point for Unlocking Capital While Preserving Recurring Income

S$134.0 M Sale Price

Asset Monetisation

Completed the sale-and-lease-deal with CapitaLand Ascott Trust in September 2026, generating approximately **S$41.0M** in net proceeds after repayment of borrowings and transaction-related expenses.

212 Rooms

Operating Presence Retained

10-year master lease enables Coliwoo to continue operating the property.

BUSINESS OUTLOOK

Pipeline Projects



Artist's impression




Artist's impression

	2 CHANGI BUSINESS PARK AVENUE 1	1 KING GEORGE'S AVENUE	50 ARMENIAN STREET
Estimated No. of Rooms	368	153	120
Commercial Area	≈2,368 sqft	≈2,450 sqft	≈1,700 sqft
Expected Operational Date	2Q FY2027	4Q FY2027	1Q FY2028

BUSINESS OUTLOOK

Coliwoo Hotel Changi Expo

2 Changi Business Park Avenue 1

CO-LIVING HOTEL | 368 ROOMS















Above images are artist's impressions only.

BUSINESS OUTLOOK

Coliwoo Hotel Changi Expo

2 Changi Business Park Avenue 1

CO-LIVING HOTEL | 368 ROOMS







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Thank you

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