Coliwoo Holdings Limited

3QFY2026 Business Updates

Aug 2026

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Content

Corporate Overview

Coliwoo's co-living business was established in 2018 and is Singapore's leading co-living operator with a portfolio of 3,568 rooms strategically located in high-demand residential clusters across the island.

SGX: W8W

Stock Code

~S$236m

Market Cap on SGX

(As of 25 Aug 2026)

65% **Controlling Shareholders**

35% **Free Float**

Shareholding

*Approximate Figure



Coliwoo Orchard
Studios for Illustration

PORTFOLIO

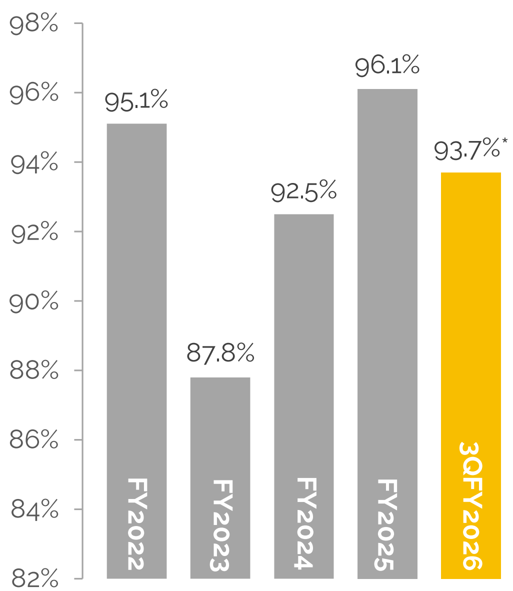
No. of Rooms by Project Type – across 28 Locations

As at 30 Jun 2026	Coliwoo Portfolio		
	Owned	**Leased**	**Managed**
No. of Rooms	**1,136** (32%)	**1,907** (53%)	**525** (15%)
Total Rooms	**3,568***		

*Out of 3,568 rooms, 1,021 rooms are under renovation (with majority expected to be ready and operational by FY2026)

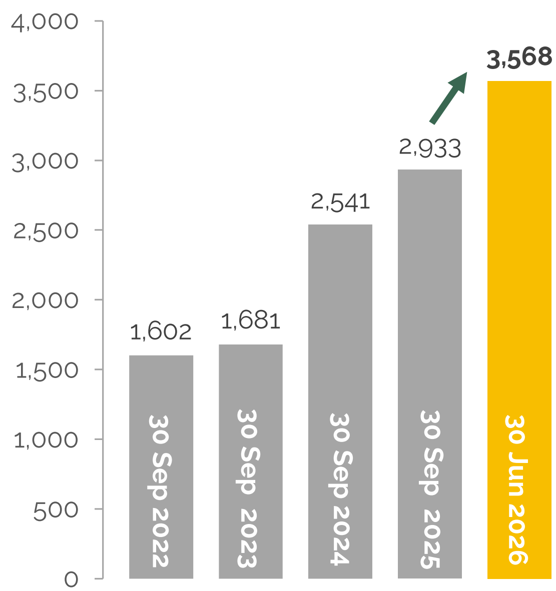
PORTFOLIO

Operating Performance



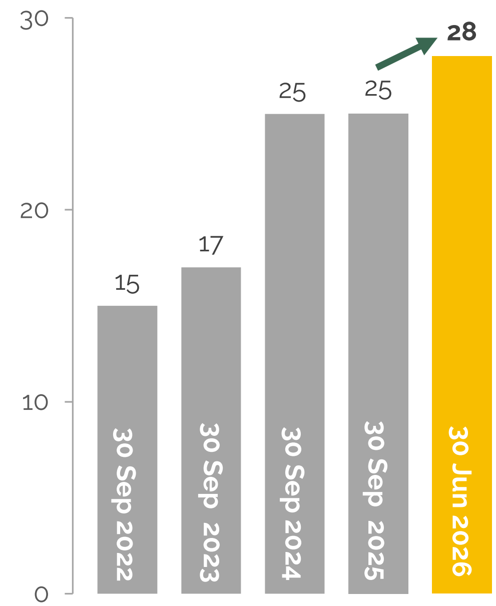
AVERAGE OCCUPANCY RATE

▼ 2.4%



TOTAL ROOMS SECURED

▲ 635 rooms



TOTAL LOCATIONS

▲ 12%

Excluding the ramp-up effects of Coliwoo Midtown, the average occupancy rate for the portfolio stood at 96.0% in 3QFY2026.

PORTFOLIO

12
Owned Properties

1,136
Rooms

48 Arab St.

320 Balestier Rd.

471 Balestier Rd.

75 Beach Road (L5, L6)

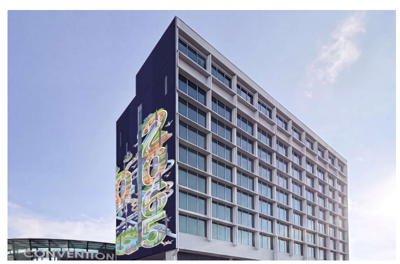
298 River Valley Rd.

288 River Valley Rd.

450 & 452 Serangoon Rd.

99 Rangoon Rd.

141 Middle Rd.



2 Changi Business Park Avenue 1
(Upcoming)

1 King George's Avenue
(Upcoming)

50 Armenian St.
(Upcoming)

PORTFOLIO

11
Leased Properties

1,907
Rooms

2 Mount Elizabeth Link

Lavender Collection

40 & 42 Amber Rd.

404 Pasir Panjang Rd.

31 Boon Lay Drive

1A Lutheran Rd.

10 Raeburn Park

150 Cantonment Rd.

1557 Keppel Rd.

260 Upper Bukit Timah Rd.

159 Jalan Loyang Besar

PORTFOLIO

5
Managed Properties

525
Rooms

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

Total: 701 beds

268 River Valley Rd.



Boundary Close

453 Balestier Rd.



Ulu Pandan Rd.

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

Content

GROWTH STRATEGIES

Portfolio Scaling

Target to acquire at least 800 new rooms per year, over the next 3 years.

Asset-Light Growth

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

Capital Recycling

Active 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 sale-and-leaseback.

GROWTH STRATEGIES

Capital Recycling | Successful Exit for Coliwoo Midtown

Sale & Leaseback of 141 Middle Road Serviced Apartment

- On 6 August 2026, the Group announced the proposed sale and leaseback of Coliwoo Midtown, its 212-room co-living development at 141 Middle Road to CapitaLand Ascott Trust for S$134 million (subject to fulfilment of Conditions Precedent as stated on the Put and Call Option Agreement and shareholders' approval at an upcoming extraordinary general meeting).

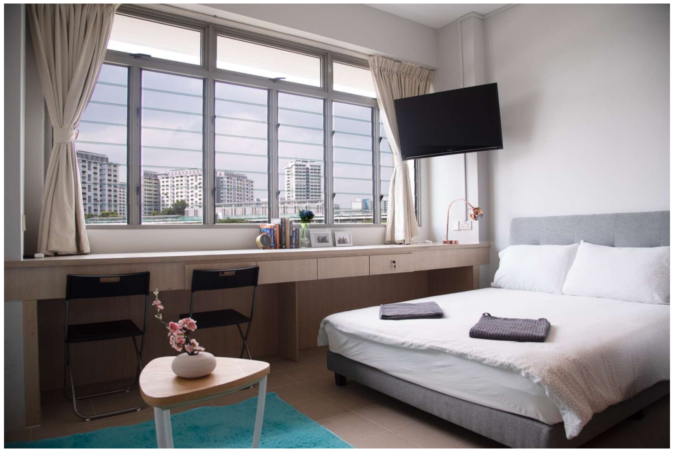
- On completion, the Group will lease the property back for a term of 10 years and will continue to operate it as “Coliwoo Midtown”.

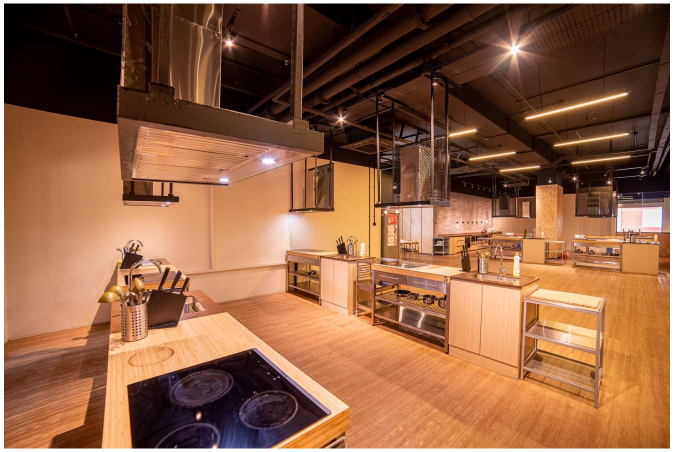
- **The Proposed Sale and Leaseback is in line with the Group’s asset-light strategy and as it continues its capital recycling initiatives. It allows the Group to realise the value of the Property while retaining full operational control, with lease payments to be funded from operating cashflows.**

- The Group expects to recognise an estimated gross gain on disposal of approximately S$9.2 million upon completion of the transaction. After transaction expenses and repayment of borrowings, net proceeds generated from the sale will fund working capital for the Group’s existing projects and the continued growth of its business.

GROWTH STRATEGIES

Strategic Partnership | Supporting Youth Independent Living

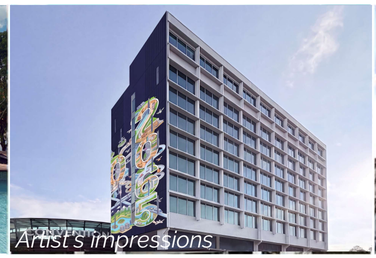




- In July 2026, Coliwoo partnered the **Ministry of Culture, Community and Youth (MCCY)** and the **National Youth Council (NYC)** on a new independent living initiative under the **SG Youth Plan**, which offers **young Singaporeans aged 21 to 35** the opportunity to rent co-living rooms at rates approximately 30% below prevailing market rates.
- Coliwoo has set aside **70 rooms at Coliwoo Boon Lay** and **30 rooms at Coliwoo 1A Lutheran** for the initiative.
- The scheme is **five times oversubscribed** (as at 7 Aug 2026), **attracting over 500 young Singaporeans**.[1]
- Beyond supporting a national priority, the partnership broadens the Group's exposure to the domestic tenant base and supports utilisation across the participating properties.

1 https://www.straitstimes.com/singapore/community/over-500-young-sporeans-apply-for-co-living-rooms-scheme-five-times-oversubscribed

Pipeline Projects



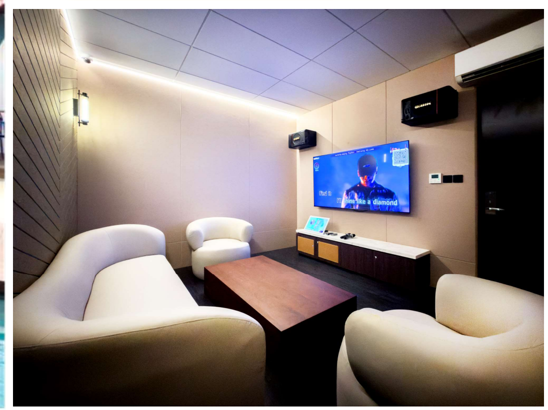
	159 JALAN LOYANG BESAR	2 CHANGI BUSINESS PARK AVENUE 1	1 KING GEORGE'S AVENUE	50 ARMENIAN STREET
Estimated No. of Rooms	380	368	153	120
Commercial Area	≈10,695 sqft	≈2,368 sqft	≈2,450 sqft	≈1,700 sqft
Expected Operational Date	3Q FY2026	1Q FY2027	4Q FY2027	1Q FY2028

BUSINESS OUTLOOK

Coliwoo Resort Changi

159 Jalan Loyang Besar

CO-LIVING RESORT | 380 ROOMS



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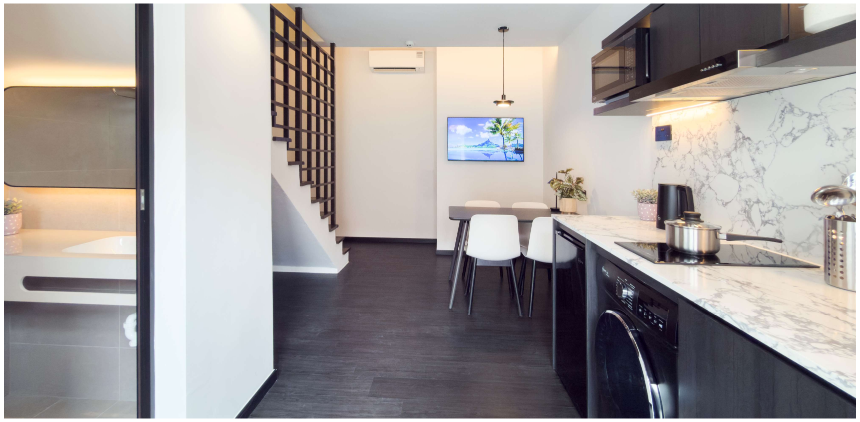

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Thank you

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