LHN GROUP
SPACE OPTIMISED
(Company Registration No.: 201420225D)
(Incorporated in the Republic of Singapore on 10 July 2014)

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For Immediate Release

LHN Group Sustains Resilient Operational Performance in 3QFY2026, Entering 4QFY2026 with Two Strategic Capital Recycling Transactions

- ***Occupancy rates across the Space Optimisation portfolio remained healthy, with industrial space achieving 97.7% in 3QFY2026***
- ***Total residential portfolio maintained at 3,897 rooms, with Coliwoo co-living recording an average occupancy rate of 93.7%***
- ***Integrated facilities management portfolio grew to 134 clients with 326 active contracts; carpark portfolio expanded to 107 carparks***
- ***Solar energy capacity portfolio increased to approximately 12.3 MW***
- ***Awarded a five-year retail consultancy contract by HDB, broadening the Group's scope from property leasing and management to include consultancy services***
- ***Advances the Group's asset-light strategy through the proposed sale and leaseback of Coliwoo Midtown and the proposed divestment of Golden Mile Tower carpark in August 2026***

SINGAPORE, 26 August 2026 – LHN Limited (SGX: 41O) ("**LHN**" or the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to provide shareholders with a voluntary update on its operational performance for the third quarter ended 30 June 2026 ("**3QFY2026**"). The Group sustained a resilient performance across its business segments in the third quarter of the financial year ending 30 September 2026 ("**FY2026**").

Space Optimisation Business

The Space Optimisation Business remains the Group's core revenue driver, underpinned by healthy occupancy rates across most of its portfolio.

Industrial and Commercial Properties

As at 30 June 2026, the Group manages over 1.9 million square feet of industrial properties and over 0.3 million square feet of commercial properties.

The Group's storage solutions space concept Work+Store manages over 298,000 square feet of self-storage space, offering not only standard storage units but also air-conditioned and wine storage options. In 3QFY2026, the Group reconfigured some basic storage units at its 202 Kallang Bahru site, adding over 100 new air-conditioned units and bringing the total number of storage units across its properties to 2,186 as at 30 June 2026. This is in line with Work+Store's target of completing approximately 10,000 sq ft of air-conditioned storage spaces in FY2026.

Occupancy Rates (Table 1)

During 3QFY2026, the Space Optimisation Business achieved the following occupancy rates across certain properties (excluding properties under progressive handover):

Industrial Properties	
Work+Store space:	92.9%
Industrial space:	97.7%
Commercial Properties	
Commercial space:	78.5%
Residential Properties	
Co-living (Coliwoo):	93.7%*

**Includes average occupancy of Coliwoo Midtown, which is in ramp-up phase since opening in March 2026.*

The decline in the occupancy rate for the Commercial Properties was due to the expiration and non-renewal of a leasing agreement with an anchor tenant. A new tenant has since been secured, with the rental contract scheduled to commence in the fourth quarter of FY2026 ("**4QFY2026**").

Since Coliwoo Midtown began operations in March 2026, it has been steadily increasing its occupancy during 3QFY2026. By July 2026, the property reached an average occupancy rate of nearly 90%. Without considering Coliwoo Midtown's ramp-up phase, the rest of the portfolio recorded an average occupancy rate of 96.0% for 3QFY2026.

Residential Properties

Including both Coliwoo and 85 SOHO operations, the total number of rooms across the Group maintained at 3,897 as at 30 June 2026 (Table 2). Demand for the Group's co-living properties remained healthy, with the Coliwoo portfolio recording an average occupancy rate of 93.7% for the quarter.

Number of Rooms – Residential Properties (Table 2)

	Coliwoo Portfolio			85 SOHO Portfolio		
As at	**Owned**	**Leased**	**Managed**	**Owned**	**Managed**	**Total**
30 June 2026	**1,136**	**1,907**	**525**	**108**	**221**	**3,897***

** Includes 1,021 rooms under renovation for Coliwoo Portfolio.*

Facilities Management Business

As at 30 June 2026, the Group's integrated facilities management arm managed a portfolio of 134 clients with 326 active, revenue-generating contracts, comprising 30 new contracts, 35 renewed contracts and the remaining ongoing contracts in 3QFY2026.

The Group's carpark management business, LHN Parking, added seven new carparks with over 1,500 lots to its portfolio during 3QFY2026. In total, the Group has 107 carparks in operation, with over 30,100 lots in Singapore as at 30 June 2026.

Energy Business

As at 30 June 2026, the Group's total solar energy capacity portfolio amounted to approximately 12.3 MW, up from approximately 11.3 MW as at 31 March 2026.

Business Outlook and Prospects

Since the close of 3QFY2026, the Group has continued to make progress across its business segments.

Sustaining Coliwoo's Strong Growth Momentum

The Group's co-living segment remains robust with pipeline projects progressing on track.

The Group commenced 4QFY2026 with the launch of Coliwoo Resort Changi in July 2026, adding 380 rooms to the Group's operations and making it Coliwoo's largest hospitality property by land size.

Works are also progressing at Coliwoo Hotel Changi Expo at 2 Changi Business Park Avenue 1, where the Group is expanding the room count from 251 to 368 rooms through deliberate intensification efforts, ahead of its expected opening in 1QFY2027.

The mixed-use co-living conversion at 1 King George's Avenue with 153 rooms is expected to be operational by 4QFY2027. The Group is also progressing plans for the repositioning of 50 Armenian Street as a boutique hospitality asset.

With these projects, the Group remains firmly on track to reach approximately 4,000 rooms in Singapore by the end of 2026, and to grow its room inventory to 10,000 rooms by 2030.

Beyond Singapore, the Group continues to explore opportunities in high-growth gateway cities, with a strict focus on asset-light structures including master leases, management contracts and joint ventures.

Coliwoo Supporting the SG Youth Plan

The Group broadened its social impact contribution by supporting the SG Youth Plan, an initiative by the National Youth Council and the Ministry of Culture, Community and Youth; offering 100 co-living rooms at below-market rates to young Singaporeans. Beyond supporting a national youth development priority, the programme enables the Group to introduce co-living to a new generation of residents at the participating properties.

Expansion into Retail Consultancy Services

In July 2026, the Group's subsidiary, LHN Properties Investments Pte. Ltd. ("**LHN Properties**"), was awarded a retail consultancy contract by the Housing & Development Board ("**HDB**"), for a five-year term.

Under the contract, LHN Properties will provide retail consultancy services, marketing services, tenancy administration services for interim tenancies.

Securing this contract demonstrates the Group's proven track record in space leasing and tenant management, and further extends the Group's capabilities, broadening its scope from property leasing and management to include consultancy services.

New Rental Contract Secured for LHN Food Chain Property

The Group secured a rental contract at its 55 Tuas South Avenue 1 property, with the lease commencement in August 2026. This is in line with the Group's strategy of repositioning the remaining units at the property as leasable spaces for industrial tenants.

Continued Expansion of Carpark Management Portfolio

The Group's carpark management business secured a further three carpark management contracts with a total of 1,539 lots.

Advancing Capital Recycling Initiatives

In August 2026, the Group achieved two significant strategic capital recycling transactions, marking key milestones for 4QFY2026.

On 6 August 2026, the Group's subsidiary, Coliwoo Holdings Limited (SGX: W8W) ("**Coliwoo Holdings**"), announced the proposed sale and leaseback of Coliwoo Midtown for S$134.0 million. Subject to the approval of Coliwoo Holdings' shareholders at an extraordinary general meeting to be convened and fulfilment of conditions precedent as stated in the put and call option agreement, the proposed sale is expected to unlock approximately S$41.0 million of net proceeds while enabling Coliwoo to continue operating the 212-room serviced apartment property under a 10-year leaseback arrangement.

On 7 August 2026, the Group announced the proposed divestment of its entire 50% interest in its joint venture company, Metropolitan Parking Pte. Ltd., the owner of the 540-lot carpark property at 6001 Beach Road, Golden Mile Tower, Singapore 199589, which values the carpark property at S$28.5 million. In respect of its 50% interest, the Group is expected to receive net proceeds of approximately S$4.5 million from the divestment.

Both capital recycling transactions underscored the Group's asset-light and value creation strategy. Under this strategy, the Group acquires or repositions a property, operates it for income over the holding period, and realises its value at an opportune time, with the proceeds recycled into master leases, management contracts and selective acquisitions — growing assets under management rather than assets on the balance sheet.

Mr. Kelvin Lim, Executive Chairman and Executive Director of LHN Limited, commented:

> ***"Our operational performance in 3QFY2026 reflects the resilience of our diversified business model, with healthy occupancy rates across our Space Optimisation portfolio and continued contract momentum in our Facilities Management Business.***
>
> ***Winning the retail consultancy contract is a meaningful endorsement of our space optimisation expertise, and broadens our capabilities beyond property leasing and management into consultancy services. Together with the opening of Coliwoo Resort Changi and the continued execution of our capital recycling strategy, we enter the final quarter of FY2026 well-positioned to deliver sustainable, long-term value for our shareholders."***

#End#

About LHN Limited

LHN Limited (the "**Company**" and, together with its subsidiaries, the "**Group**") is a real estate management services group headquartered in Singapore with the ability to generate value for its landlords and tenants through its expertise in space optimisation.

The Group currently has four (4) main business segments, namely: (i) Space Optimisation Business; (ii) Property Development Business; (iii) Facilities Management Business; and (iv) Energy Business.

Under its Space Optimisation Business, the Group acquires its own properties, secures master leases of unused, old, and under-utilised commercial, industrial, and residential properties, and through re-designing and planning, transforms them into more efficient usable spaces, which the Group then leases out to its tenants. Space optimisation generally allows the Group to enhance the value of properties by increasing their net lettable area and potential rental yield per square foot.

The Property Development Business engages in (a) property development activities such as the acquisition, development and/or sale of various types of properties; and (b) property investment activities relating to the business of property development, property investment and property management.

The Group's Facilities Management Business offers carpark management services and property maintenance services such as cleaning, provision of amenities and utilities, and repair and general maintenance principally to the properties it leases and manages, as well as to external parties.

The Group's Energy Business offers sustainable energy solutions, including the electricity retailing business, provision of electric vehicle charging stations and installation of solar power systems for properties we manage and for our customers.

The Group has business operations in Singapore, Indonesia, Myanmar and Cambodia.

Issued for and on behalf of LHN Limited

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