

coliwoo

Coliwoo Holdings Limited

Company Overview &
1QFY2026 Business Updates

3 February 2026



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Content

- 1 Corporate Overview & Capabilities**
- 2 Growth Strategies & Business Outlook**

Corporate Overview



Coliwoo's co-living business was established in 2018 and is Singapore's leading co-living operator with a portfolio of 3,200 rooms strategically located in high-demand residential clusters across the island.

**SGX:
W8W**

Stock Code

~S\$288m

Market Cap on SGX
(As of 2 Feb 2026)

65% 35%

Controlling
Shareholders Free
Float

Shareholding
*Approximate Figure



Coliwoo Orchard
Studios for Illustration

PORTFOLIO

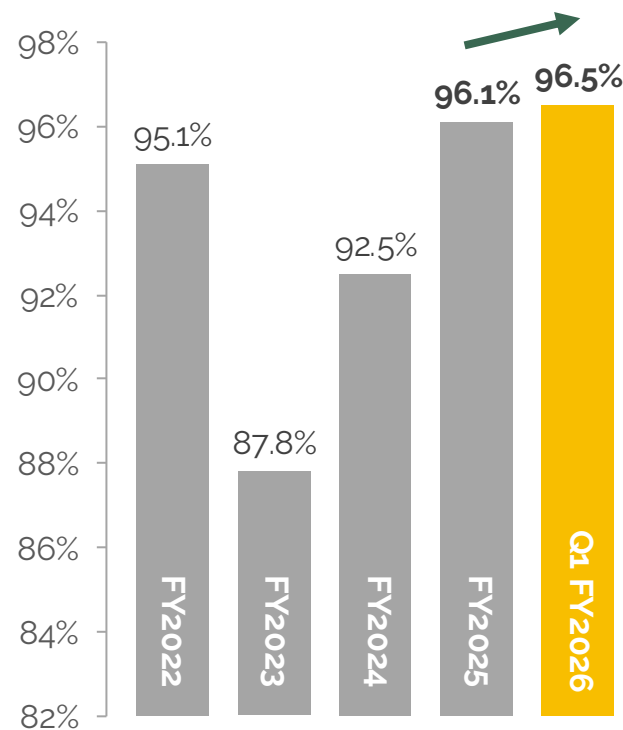
No. of Rooms by Project Type – across 27 Locations

As at 31 Jan 2026	Coliwoo Portfolio		
	Owned	Leased	Managed
No. of Rooms	768 (24%)	1,907 (60%)	525 (16%)
Total Rooms	3,200		

*Out of 3,200 rooms, 865 rooms are under renovation (with majority expected to be ready and operational by FY2026)

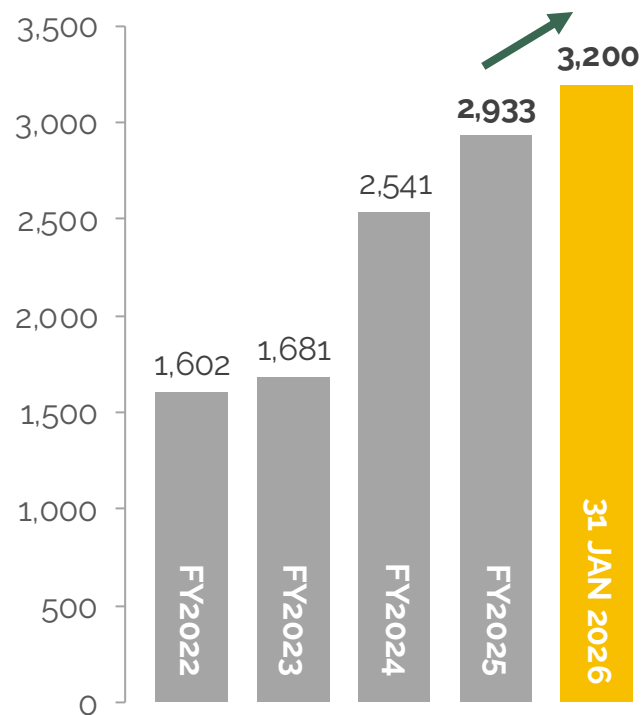
Operating Performance

For the financial year ended 30 Sep 2025, and latest available statistics



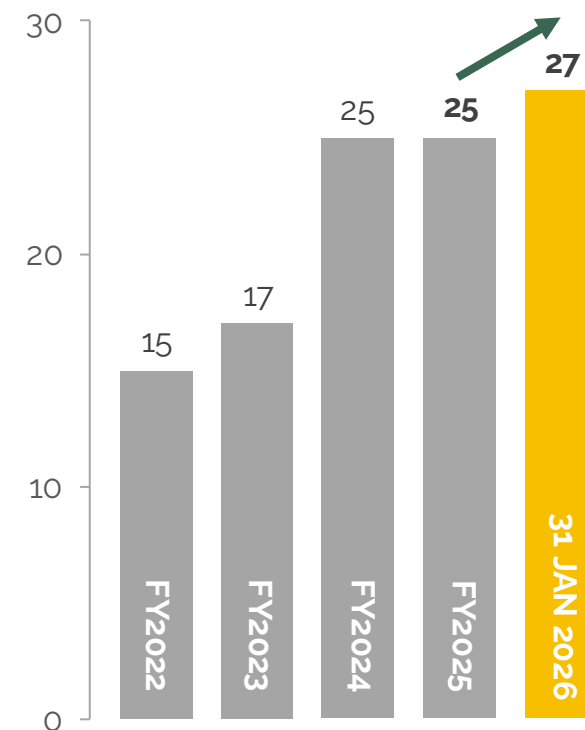
AVERAGE OCCUPANCY RATE

 ▲ 0.4%



TOTAL ROOMS SECURED

 ▲ 267 rooms



TOTAL LOCATIONS

 ▲ 8.0%

PORTFOLIO

11

Owned Properties

768 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.
(Upcoming)**



**50 Armenian St.
(Upcoming)**



**1 King George's Avenue
(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
(Upcoming)

PORTFOLIO

5
Managed
Properties

525
Rooms



268 River Valley Rd.



453 Balestier Rd.

New
Management
Contract

Singapore

Foreign Healthcare Worker Accommodation managed on behalf of MOH Holdings (MOHH)
Total: 701 beds



Boundary Close

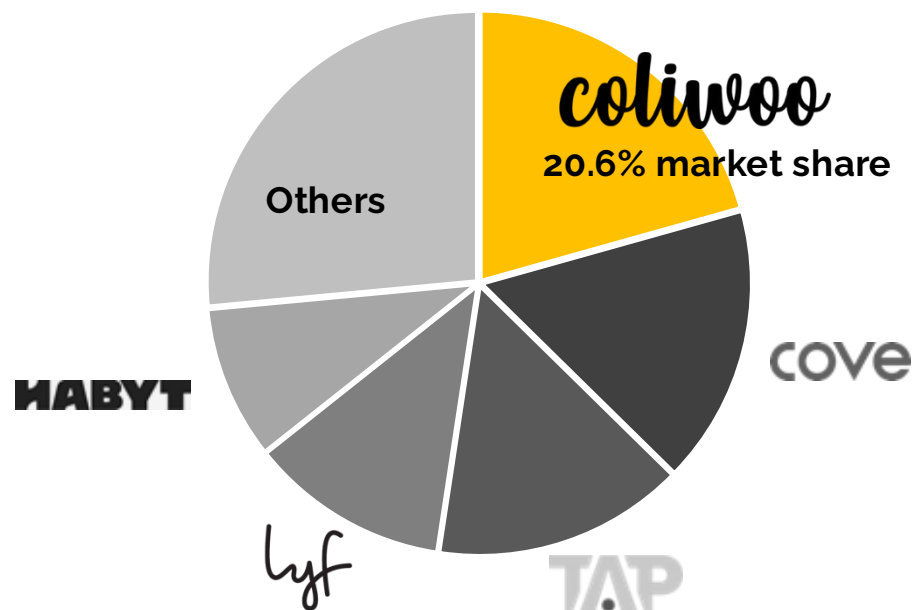


Ulu Pandan Rd.



Strong Branding & Market Position in a Fast-growing Co-living Sector

Maintaining the leading position in the Co-living sector in terms of operational room count

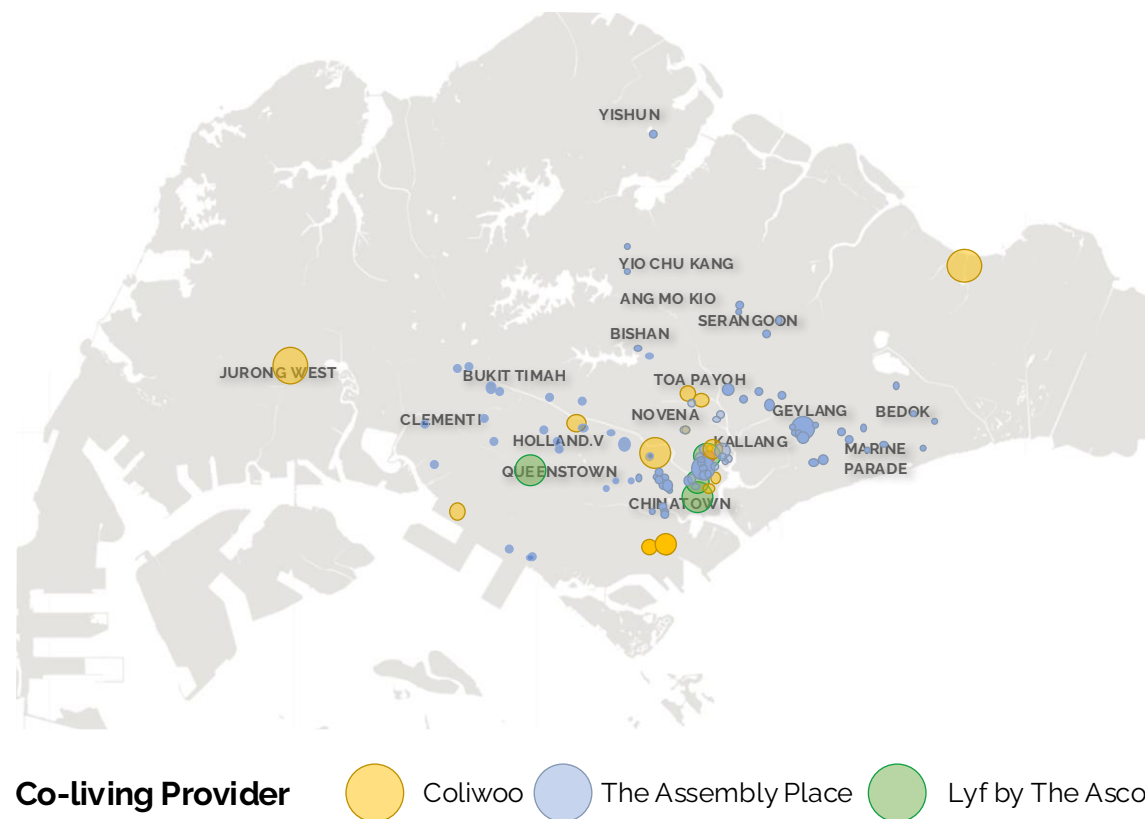


The market is dominated by a few key players with **est. 10,000 operational co-living rooms**

Source: Information is based on publicly available data, such as selected operators' listings and media reports, Cushman & Wakefield Research, data as of Feb 2026.

Note: Estimates reflect only rooms currently in operation, and excludes HHOM (a hostel-type accommodation that MOH Holdings provides for healthcare workers), student accommodation campuses, and service worker accommodations

A diverse and rapidly expanding portfolio of properties



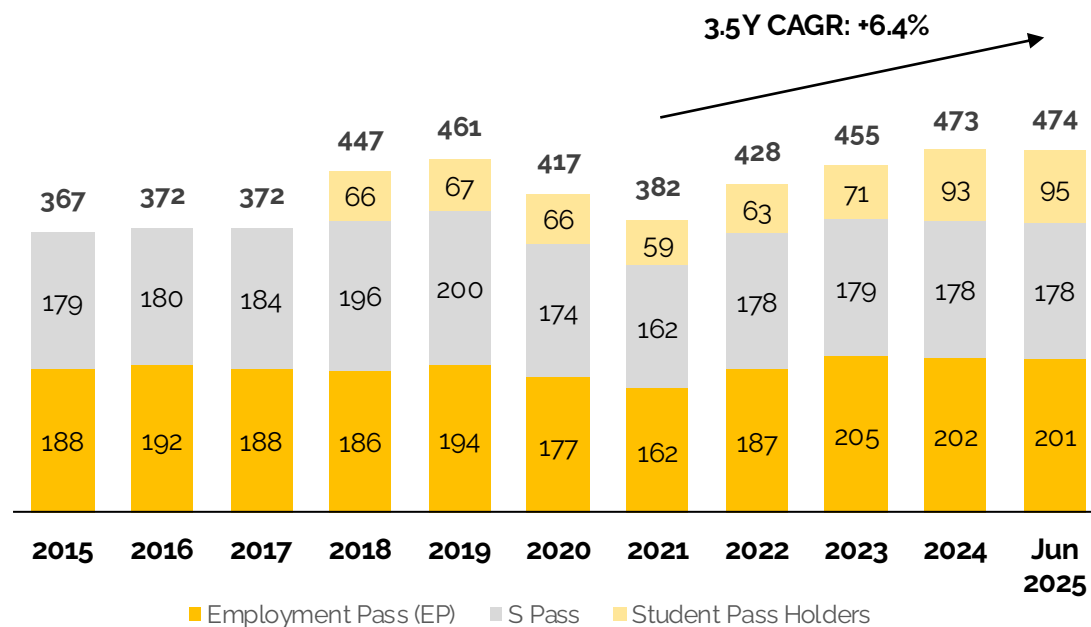
Source: Websites of Selected Major Operators, Cushman & Wakefield Research, data as of Q2 2025.

Note: Size of bubble represents the number of known rooms at a location. The map does not present an exhaustive list of projects of those operators.

Strong Tailwinds supporting Demand for Co-living

Post-Covid increase in S Pass & Employment Pass (“EP”) applications, and international student enrolments⁽¹⁾

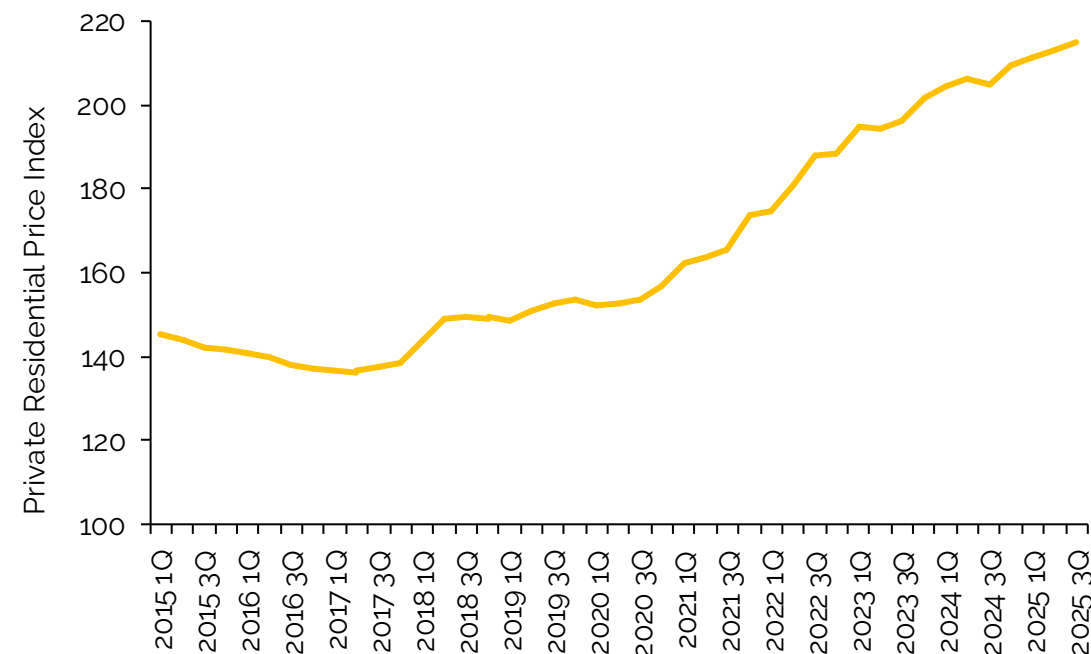
No. Of Pass Holders (Thousands)



Sources: Ministry of Manpower, Cushman & Wakefield Research

Note: (1) Estimated numbers of student pass holders were derived from the multiple of non-resident population and the percentage of student pass holders. No estimates were available from 2015 to 2017

Rising private housing prices & High barriers to housing purchase due to Additional Buyer's Stamp Duties (“ABSD”)



Sources: URA, Cushman & Wakefield Research

OUR UNIQUE VALUE PROPOSITIONS

We Make City Living Effortless

All our co-living units are **fully furnished and self-sufficient** designed for **comfort and functionality**, including fully equipped kitchens with appliances.

Each studio unit, averaging **15–20 sq m**, ideal for **remote work and modern living**.

Coliwoo Keppel
Studios for Illustration



- Queen or twin beds
- Hotel-grade mattress
- LED TV



- Workspace
- High-speed internet



- Kitchenette (Fridge, Hob & Hood, Microwave, Sink)
- Washer-dryer



- Bathroom (Vanity, WC, Shower)

OUR UNIQUE VALUE PROPOSITIONS

Premium Amenities that Keep Residents Happy & Staying Longer

We offer **premium amenities** such as fitness studios that support balanced lifestyles and wellness routines, social lounges that are designed for relaxation, socialising or focused work.



Swimming Pool



Co-working Spaces



Communal Kitchens



Fitness Studio



Social Lounges

OUR UNIQUE VALUE PROPOSITIONS

Forging Endless Connections among Tenants

We curate multiple resident experiences each year — building a vibrant community that drives retention and organic referrals.

Belonging

coliwoo

Celebrate the Season at Coliwoo

When: 18 Dec 2025, Thursday 5:00 pm – 7:00 pm
Where: Coliwoo Orchard Lounge, Level 2 2 Mount Elizabeth Link, Singapore 227973

There's a little Christmas magic blooming at Coliwoo. Join us for an evening of sweet and savoury treats, artisan coffee, velvety matcha and luscious, iced Cocoa Caramel and handcrafted terrariums — featuring culinary delights from Gytan-Tan and KOWO Cafe and Patisserie, with botanical artistry by Royal Blooms.

Indulge in:

- Savoury Bites:** Beef sliders, crispy chicken teranga, snapper kunthike & potato salad from Gytan-Tan.
- Sweet Delights:** Pistachio doughnuts, custard choux puff, fatty buns, delectable coffee, velvety matcha & luscious, iced Cocoa Caramel from KOWO Cafe and Patisserie.

Hands-On Crafting: Create your own mini terrarium with Royal Blooms.

Complimentary Takeaway: A box of macarons to take home!

Wellness

coliwoo X

6 JR FITNESS CLASSES

Recharge Your Energy with Our Saturday Fitness Series Classes!

Coliwoo Boon Lay	Coliwoo Orchard	Coliwoo Lutheran
31 Boon Lay Drive S649934	2 Mount Elizabeth Link S27973	1A Lutheran Road S267745
Zumba Fitness Class 12 April (Sat) 11am-12pm Gym Studio	Aqua Zumba 10 May (Sat) 9am-10am Swimming Pool	Piloxing 14 June (Sat) 9am-10am Garden Patio/Lounge
Kickboxing Class 26 April (Sat) 11am-12pm Gym Studio	Yoga by the Pool 24 May (Sat) 9am-10am Swimming Pool Deck	KPOPX Fitness 28 June (Sat) 9am-10am Garden Patio/Lounge

FREE
Exclusively for Coliwoo & JR Fitness members – available on a first-come, first-served basis!

WHAT TO EXPECT

- FUN & ENGAGING WORKOUTS:** Enjoy a variety of exercises designed for all fitness levels.
- GUIDANCE FROM EXPERT INSTRUCTORS:** Learn proper techniques from professional coaches.
- A GREAT WAY TO RELIEVE STRESS:** Recharge your energy, clear your mind, and feel refreshed.

Culture

coliwoo

You are invited!

OUTDOOR HIKING ADVENTURE

Discover Scenic Trails and Connect with Nature!

FREE!

VENUE: Rifle Range Nature Park Visitor Pavilion
Address: Rifle Range Rd, Singapore 589322

DATE: APRIL 12 SAT 2025 8:30AM-10:30AM

ATTIRE: Comfortable workout attire and sturdy walking shoes for outdoor activities.

WHAT TO EXPECT?

- A JOURNEY OF DISCOVERY:** Hike through Rifle Range Nature Park to Bukit Timah Summit.
- PICTURE-PERFECT SPOTS:** Experience nature's beauty as you hike through scenic trails.
- MEMORABLE CONNECTION:** Connect with nature, make friends and create memories with fellow hikers.

Self-Transportation Arrangement: Gathering Point: King Albert Park MRT Station, Exit A, Ground Floor.

For the best experience, it's advisable to bring along:

- Hats, sunglasses, sunscreen, and insect repellent
- Water bottle or hydration pack
- Snacks (e.g. energy bars)
- A positive mind!

Limited to 20 pax only. Choose your slot now!

Click to RSVP!

Purpose

Nurses Appreciation Day

Dear Nurses, You Deserve a Celebration!
We're throwing a special appreciation party just for you, our incredible white angels!

Free Admission! Registration is based on first-come-first-serve basis: 100 Ulu Pandan (40pax); 60 Boundary Close (120pax)

Venue	Date & Time	Attire
60 Boundary Close <small>Transportation will be provided for residents from 100 Ulu Pandan!</small>	26 July 2025, Saturday 6:00 pm – 9:00 pm	Smart Casual

Main event highlight:

HHOM's Next Star

Show your hidden talents and win exciting prizes.

- Lucky Draws**
- Sumptuous Buffet Spread**
- Fun Fringe Activities**

OUR UNIQUE VALUE PROPOSITIONS

Belonging



Popiah Party !

Wellness



Yoga by the Pool

Culture



Rediscover the
Singapore River

Purpose



Coliwoo X TOUCH
Community Services



Lantern Walk
Under the Moonlight



Brompton Bikes:
Ride & Dine



Adventures @ Mandai
Rainforest Wild Asia



Nurses Appreciation Day

OUR UNIQUE VALUE PROPOSITIONS

Flexible Living enabled by Hotel & Serviced Apartment typologies

Our Co-living portfolio mainly operates from Hotel and Serviced Apartment (SA1) assets that are structurally and regulatorily designed for short stays (**min. 1- and 6-night respectively**).

This allows us to dynamically flex between short-, medium-, and long-term stays – to optimise occupancy and mitigate vacancy risk across demand cycles.

Asset Typologies



Hotel

Min. 1 night stay



Serviced Apartment (SA1)

Min. 6 nights stay



Residential & Serviced Apartment (SA2)

Min. 3 months stay



Residential (Private Condominiums)

Min. 3 months stay;
but private landlords would usually insist on min. 1-2 years lease

Flexible Leases attract a Wider Spectrum of Tenants

LONG
STAYS



Working Professionals (Expats & Locals)

Discerning:

Values convenience and accessibility in prime locations that support their dynamic careers and urban lifestyle.



Foreign Students

Active & Sociable:

Seeking affordability and community in a welcoming environment that feels like home away from home.



Corporates (including Project Teams)

Professional & Focused:

Seeking fully-serviced and flexible accommodation to maximise productivity and team collaboration.



Tourists

Adventurous:

Desiring immersive, boutique hospitality settings that capture the authentic spirit of Singapore.

SHORT
STAYS

Scalable Platform & Successful Business Model that we could Leverage for Growth

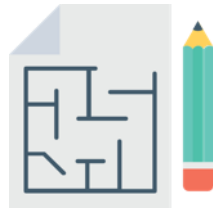
Successful Operating Model

Our **end-to-end approach** allows us to replicate our success across Singapore and in international markets.



Identify

Sourcing underutilised spaces with strong development potential



Design

Collaborate with consultants, designers, and architects to create efficient floor plans that maximise net lettable area, boosting both functionality and profitability



Enhance

Collaborate with a trusted network of suppliers and contractors, ensuring timely, cost-effective and high-quality project delivery



Lease

Leverage our tenant networks to drive fast and stable occupancy



Value

Strong value uplift and shorter payback periods

OUR CAPABILITIES

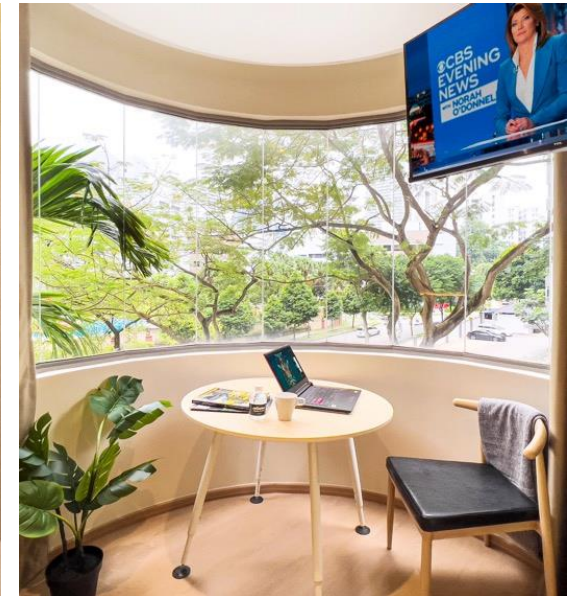
Case Study: Coliwoo Orchard

Transforming a 1990s Condominium building into a 411-room Co-living Serviced Apartment

BEFORE

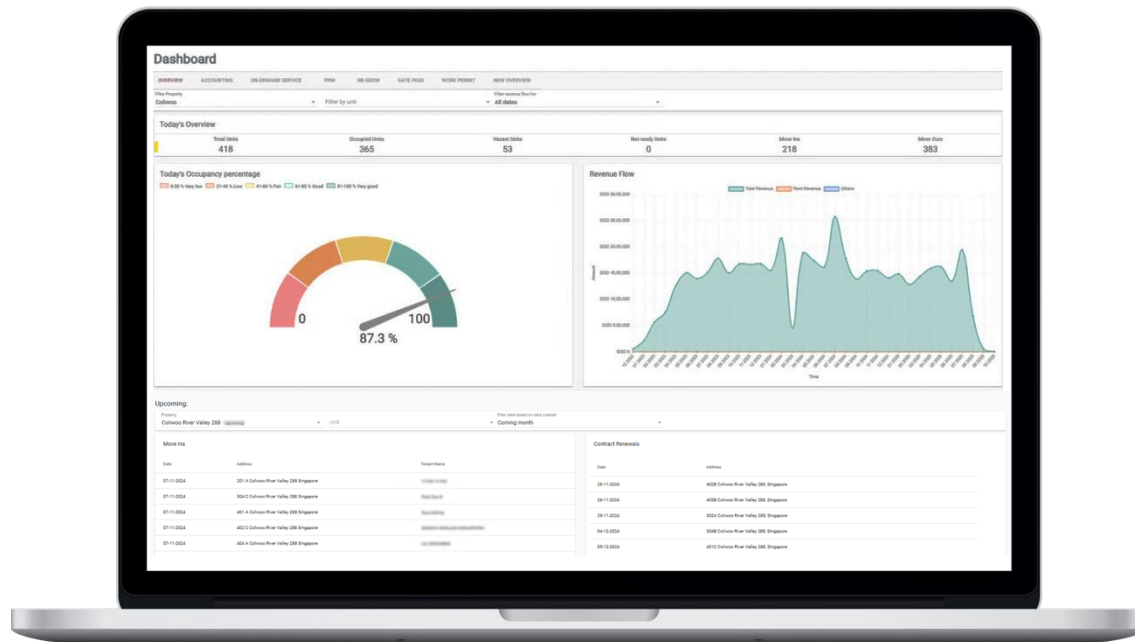


AFTER



Operational Excellence via a Tech-Enabled Platform

We deployed a **customised end-to-end Property Management platform** to manage our co-living portfolio efficiently.



Property Management System (PMS)

Streamlined workflows

- Self-check-ins
- Maintenance or housekeeping requests
- Invoicing
- Payments

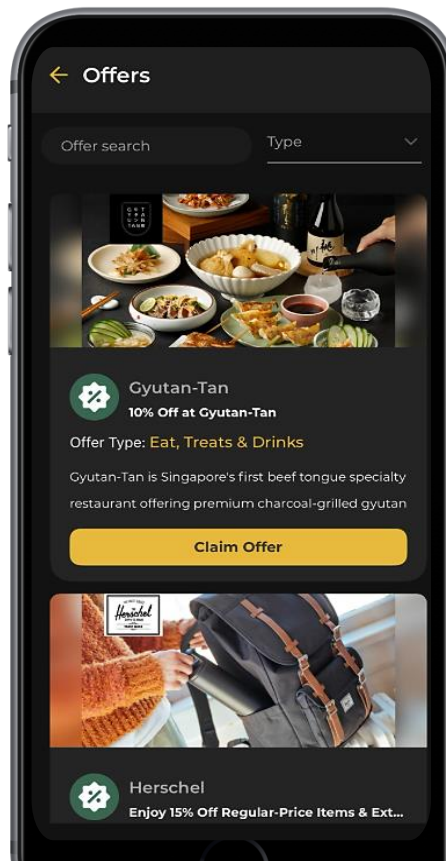


Tenant Mobile App

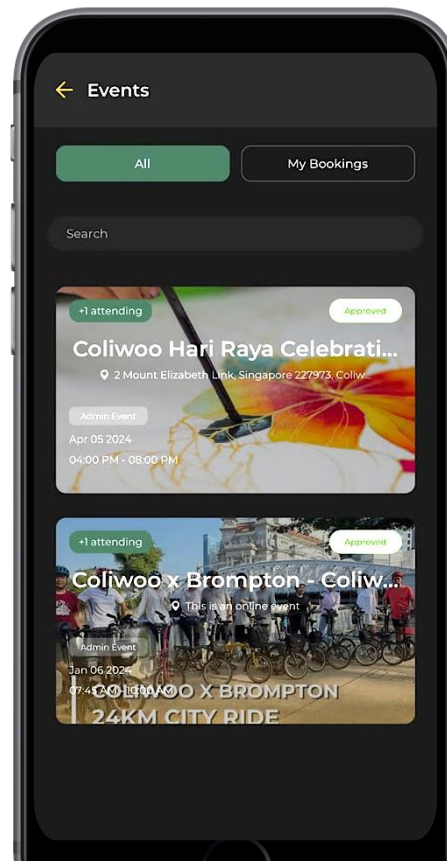
Our App - Centralising Tenant Interactions to Unlock Operating Leverage

The Coliwoo Mobile App streamlines operations and reduces administrative workload, allowing our team to focus on higher-value hospitality.

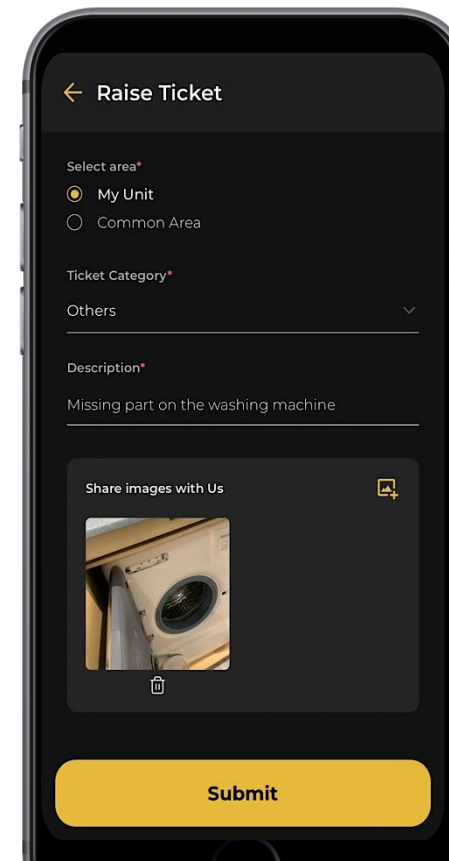
Member Benefits



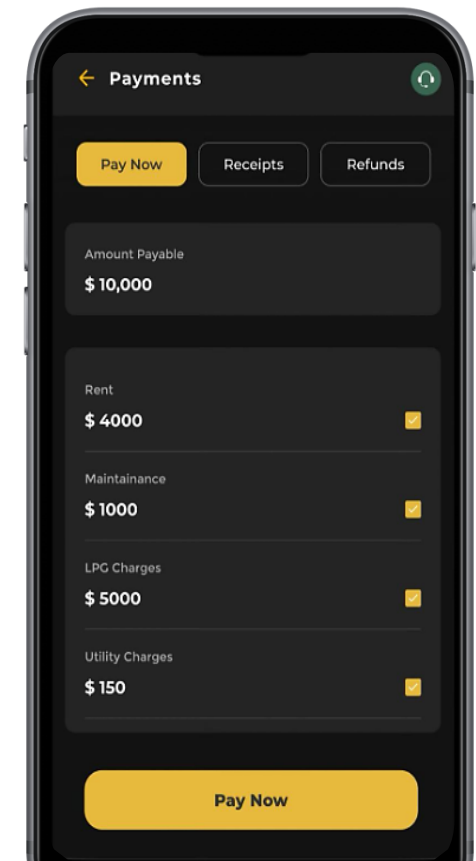
Events



Support



Payments



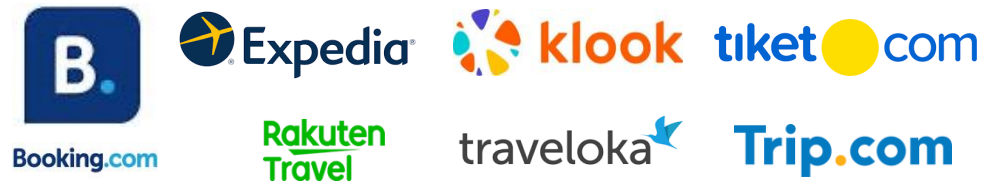
360° Digital Marketing: Every Channel, Every Touchpoint

We adopt a **360-degree digital marketing strategy** which combines **multi-platform outreach, data-driven insights, and strategic storytelling**. By doing so, we **systematically scale our social media reach and media visibility**.

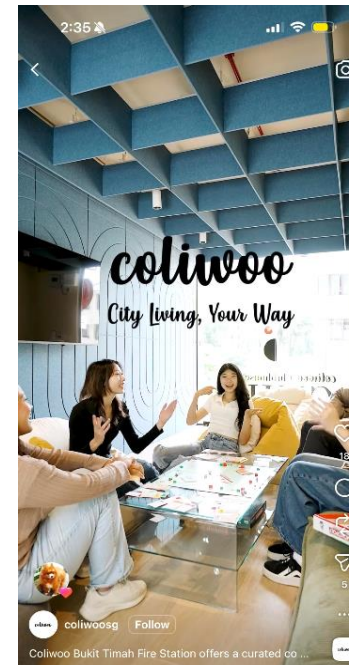
High social media engagement across key platforms



OTA partner platforms to optimise short-stay demand



Strengthening Coliwoo's narratives and brand visibility via



Engaging videos



Influencer marketing



Media & PR

Our Awards | Proven. Recognised. Trusted.

THE STRAITS TIMES

2026

Singapore's 100 Fastest-Growing Companies (Rank 21)



2025

EdgeProp Excellence Award 2025 – Co-Living Excellence

2024

EdgeProp Excellence Award 2024 – People's Choice Award (Co-Living)



2025

Expat Living Readers' Choice Awards 2025 – Best Co-living Spaces

2024

Expat Living Readers' Choice Awards 2024 – Best Co-living Spaces (Silver)

2023

Expat Living Readers' Choice Awards 2023 – Best Co-living Spaces (Silver)



honeycombers

2025

Love Local Awards 2025 – Best Co-living Space in Singapore (Silver)

2024

Love Local Awards 2024 – Best Co-living Space in Singapore (Silver)

2023

Love Local Awards 2023 – Best Co-living Space in Singapore (Silver)



2025

Marketing Excellence Awards 2025 – Excellence in Live Streaming Marketing (Bronze)



2025

Top Engaged Chain 2025

2024

Partner Excellence Award

2023

Rising Star (Coliwoo Orchard)



2025

Singapore Good Design 2025 – Spatial Design



2024

Singapore Prestige Brand Award 2024 – Promising Brand and Transformative Award

2023

Singapore Prestige Brand Award 2023 – Promising Brand and Sustainability Award

Key Management Team

Founder-led and driven by a seasoned management team with deep expertise in real estate investment, asset management, sales, and operations.



Kelvin Lim

Executive Chairman &
Chief Executive Officer

- Provides guidance to the Business Development and Overall Management of the Group
- Currently serving as Executive Chairman and Executive Director of LHN Limited, an SGX Mainboard-listed company and our Group's majority shareholder.
- Over 25 years of experience in the property leasing business, the logistics services and the facilities management business



Darren Loh

Chief Operating Officer

- Responsible for the overall business operations of the Group, including overseeing the corporate strategy development, compliance, general administrative, and HR functions
- Joined the Group in 2022 as Chief Product Officer at our subsidiary. Previously held leadership roles in listed real estate companies where he spearheaded investment and asset management
- Obtained a Masters of Engineering in Civil Engineering from Imperial College London (UK) in 2005



Chong Ching Yeng

Chief Commercial Officer

- Oversees strategic planning, business development, sales initiatives, and market expansion for our Group's serviced residences and the co-living businesses
- Joined the Group in 2022 and currently serves as Chief Commercial Officer at our subsidiary. Previously held senior leadership roles overseeing regional Sales and Marketing across various real estate products since 2007 at LHN Group Pte. Ltd., a subsidiary of LHN Limited.
- Obtained a Bachelor of Real Estate (Property Management) from the NUS in 2007



Joelle Teo

Financial Controller

- Responsible for overseeing our Group's Financial Operations and ensuring compliance with financial and statutory requirements
- Joined the Group in 2023 as Senior Finance Manager at our subsidiary, after serving as Finance Manager at LHN Group Pte. Ltd. since 2019
- Obtained a Bachelor of Accountancy in 1999 from NTU and has been a member of the Institute of Singapore Chartered Accountants since 2003



Content

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- 2 Growth Strategies & Business Outlook**

GROWTH STRATEGIES

Portfolio Scaling



Target to acquire at least 800 new rooms every 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.

Capital Recycling | Successful Exit for Coliwoo Hotel Pasir Panjang



Sale & Leaseback of 404 Pasir Panjang Road Hotel Property

- On 18 December 2025, the Group announced that it entered into a Sale and Leaseback Agreement involving the disposal of its 80% interest in its subsidiary, Coliwoo PP Pte. Ltd. (nka Sky Bow Properties Pte. Ltd.), which owns and manages Coliwoo Hotel Pasir Panjang, our co-living hotel property located at 404 Pasir Panjang Road.
- This structure allows Coliwoo to continue operating the co-living hotel property, thereby maintaining its portfolio of keys under management.
- The Group completed the sale on 12 January 2026.
- By unlocking the value tied up in the property while retaining operational rights via the leaseback arrangement, the Group effectively transitions towards a more asset-light business model without compromising operational excellence.

Acquisition | Hotel at 2 Changi Business Park Avenue 1



Option to Acquire S\$101 Million Hotel Asset for Co-Living Expansion

- On 30 January 2026, the Group announced that it entered into a put and call option agreement to purchase the leasehold estate in respect of the hotel strata lot located at 2 Changi Business Park Avenue 1 for a sale consideration of S\$101 million.
- The Hotel Strata Lot currently comprises a hotel block featuring more than 250 rooms and retail space at ground floor.
- The agreement includes an option to renew for a further 30 years, securing the Group's long-term presence in this strategic precinct. The Group targets to complete the transaction by 31 March 2026.
- The asset's location in Changi Business Park provides access to an established corporate tenant base, whilst its proximity to Changi Airport enables the property to serve multiple market segments – including transit passengers, aviation personnel, and professionals engaged in the Changi Terminal 5 construction project.

Pipeline Projects



141 MIDDLE ROAD



**159 JALAN LOYANG
BESAR**



**1 KING GEORGE'S
AVENUE**



**50 ARMENIAN
STREET**

Estimated No. of Rooms	212	380	153	120
Commercial Area	≈3,700 sqft	≈10,695 sqft	TBC	≈1,700 sqft
Expected Operational Date	2Q FY2026	3Q FY2026	4Q FY2027	1Q FY2028

BUSINESS OUTLOOK

Coliwoo Midtown

141 Middle Road



CO-LIVING SERVICED APARTMENT | 212 ROOMS



BUSINESS OUTLOOK

Coliwoo Resort Changi

159 Jalan Loyang Besar

CO-LIVING RESORT STYLE CHALET | 380 ROOMS



50 Armenian Street

CO-LIVING HOTEL | 120 ROOMS



Artist's Impressions

DIVIDEND POLICY

Targeted Dividend Payout Ratio

- We intend to recommend and distribute dividends of **not less than 40% of our Group's profit attributable to equity holders of our Company** after adding back listing expenses and excluding fair value gains/losses on owned and joint venture investment properties, impairment/write-off assets, non-recurring and one-off items, **for FY2025 and FY2026**

Dividend Recommendation by Board

- The form, frequency and amount of future dividends on our Shares that our Directors may recommend or declare in respect of any particular financial year or period will be subject to the factors outlined below as well as any other factors deemed relevant by our Directors:
 - i. the level of our cash and retained earnings;
 - ii. our actual and projected financial performance;
 - iii. our projected levels of capital expenditure and expansion plans;
 - iv. our working capital requirements and general financing condition;
 - v. the ability of our subsidiaries to declare and pay any dividends to our Company;
 - vi. restrictions on payment of dividends imposed on us by our financing arrangements (if any) and other contractual restrictions binding on us;
 - vii. any financial, regulatory or general economic conditions and other risk factors that may be applicable to us and/or our industry; and
 - viii. the terms of borrowing arrangements (if any).

Key Disclaimers

- Investors should note that the foregoing statement on the Proposed Dividends is merely a statement of our present intention and shall not constitute a legally binding obligation on our Company or a legally binding statement in respect of our future dividends, and may be subject to modification (including reduction or non-declaration thereof) in our Directors' sole and absolute discretion. Investors should not treat the Proposed Dividends as an indication of our Group's future dividend policy.

Dividends

For the financial year ended 30 Sep 2025



DIVIDEND PER SHARE

2.0

SINGAPORE CENTS



DIVIDEND YIELD

3.5%

Dividend yield is calculated as dividend per share divided by share price based on the business day immediately preceding the announcement of results.

coliwoo

E: enquiries@coliwooholdings.com

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Thank you

