

For Immediate Release

LHN Group Launches Jubiliv, a New Eldercare Offering, Bridging Singapore's Care Gap

- *Jubiliv addresses a gap in Singapore's ageing landscape by providing a middle ground between institutional nursing homes and premium assisted living*
- *Jubiliv sits within LHN's Facilities Management Business segment, reflecting a service-led rather than property-led approach to eldercare*
- *Pilot programme launches at 31 Boon Lay Drive, offering caregiver support and medication management as a first phase ahead of further expansion*



Artist's impression of the senior living spaces at Jubiliv

SINGAPORE, 21 October 2026 – LHN Limited (SGX: 410) ("LHN" or the "Company", and together with its subsidiaries, the "Group") is pleased to announce today the launch of **Jubiliv**, a new eldercare offering under its Facilities Management Business segment, aimed at addressing a widening gap in Singapore's eldercare landscape. The launch begins with a pilot programme at a property in Boon Lay, offering caregiver support and medication management to seniors seeking more than independent living, without the intensity of a nursing home.

A Missing Middle Ground in Singapore's Eldercare Landscape

Singapore's population is ageing at a rapid pace. According to the National Population and Talent Division update in September 2026¹, Singapore has become a super-aged society as the proportion of citizens aged 65 and above rose from 13.7% in 2016 to 21.4% in 2026. By 2035, this figure is projected to reach more than one in four citizens.

Against this backdrop, most existing eldercare options in Singapore sit at two extremes: nursing homes designed for seniors with high medical or dependency needs, and a small number of high-end assisted living facilities priced beyond the reach of most families. According to an article by Savills², a growing number of Singaporeans are also considering retiring across the border in Malaysia for its lower cost of living, a trend that has gained traction alongside the Johor Bahru–Singapore Rapid Transit System (RTS) Link.

Jubiliv was created to serve the space in between. Its pilot programme at 31 Boon Lay Drive offers seniors a comfortable, homelike setting where they can live independently with the right level of support, including caregiver assistance and medication management, while enjoying companionship and a worry-free lifestyle. "Too many seniors in Singapore are stuck choosing between a nursing home that feels overly clinical, an assisted living facility that is priced out of reach, or leaving Singapore altogether to afford a comfortable retirement," said **Ms. Jess Lim, Group Managing Director and Executive Director at LHN**. "Jubiliv exists to close that gap, offering seniors the independence and dignity they want, with the support their families need close at hand."

¹ <https://www.population.gov.sg/our-population/population-trends/longevity/>

² Savills, How the RTS Link Is Changing the Way Singaporeans Think About Living in Johor Bahru, <https://www.savills.com.sg/blog/article/226164/singapore-articles/how-the-rt-link-is-changing-the-way-singaporeans-think-about-living-in-johor-bahru.aspx>

Launching the Pilot Programme and Scaling Beyond

As a deliberate first step rather than a large-scale rollout, the pilot programme at Boon Lay comprises five senior-friendly units with built-in care services, shared amenities, and a thoughtfully curated selection of active ageing activities. Jubiliv will take this opportunity to refine and advance its care model before expanding, with a standalone facility dedicated entirely to eldercare services already in the pipeline as its next phase of growth.

Jubiliv's pilot units are equipped with gerontechnology solutions that complement its integrated care approach, combining technology-enabled support with on-site caregiving and medication management services. Through features such as AI-powered fall detection and emergency call capabilities, care associates are able to monitor residents' well-being and respond in a timely manner when assistance is needed. This technology-enabled care ecosystem supports safe and independent living while fostering greater confidence and peace of mind for residents and their families.

Beyond Boon Lay, Jubiliv plans to grow its footprint through a mix of partnerships and property strategies, including working with hospitality operators, landlords, and direct property investments, allowing it to scale flexibly without being limited to properties developed from scratch.

LHN's move into eldercare builds on capabilities the Group has spent years developing elsewhere. Through its Facilities Management business, LHN has managed the operational demands of large, complex properties across REITs, logistics facilities and residential portfolios, work that requires the same rigour eldercare demands: consistent service delivery, trained on-ground staff, and properties designed around the people using them. LHN also brings an existing base of residential and commercial assets across Singapore, giving Jubiliv a practical head start in identifying and adapting suitable properties as it scales. Venturing into eldercare was a natural extension of that expertise, applied to a demographic shift the Group sees as both urgent and underserved.

"Our approach to Jubiliv is caregiving-as-a-service, in line with LHN's broader value proposition of uncovering complementary, untapped opportunities where our Facilities Management model can be applied in new ways," Ms. Lim added. "The accommodation is simply the setting. What we're really building is the operational rigour behind consistent, quality caregiving, and our all-in pricing reflects that level of service, drawing on the same facilities management expertise LHN has applied across REITs, logistics facilities and residential portfolios for years. All of our care associates undergo caregiver and first aid training, ensuring our seniors receive consistent, quality support."

For more information, visit Jubiliv [here](#).

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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.

About Jubiliv

Jubiliv, a subsidiary of LHN Group, is a Singapore-based senior holistic care services provider specialising in senior living, wellness programmes and home care services. It delivers care as a service, with caregiver support and medication management built into the daily lives of its clients, wherever they live.

Jubiliv exists to build an accessible, community-centric and technology-enabled senior care ecosystem that empowers the modern silver generation to age with courage, confidence and purpose. It also gives caregivers the support, assurance and resources they need, so they can enjoy quality time with their beloved senior family members.

Issued for and on behalf of LHN Limited

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