



LHN Group 3QFY2026 Business Updates

August 2026



Disclaimer

This presentation should be read in conjunction with the press release of LHN Limited (the "Company") as announced on 26 August 2026 as well as the announcements of its subsidiary, Coliwoo Holdings Limited, as announced on 25 August 2026, in relation to the business updates for the third quarter of the financial year ending 30 September 2026 ("3QFY2026").

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Corporate Snapshot

SGX Mainboard listed real estate management services group providing integrated services across Asia.

We do not just lease space; we transform unused, old and under-utilised properties to maximise leasable area and create productive environments.

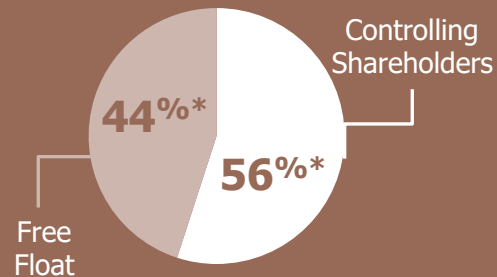
SGX: 410

Market Cap

~S\$244M

25 Aug 2026

Shareholder Structure



* Approximate figures



The LHN Business Segments

SPACE OPTIMISATION (THE CORE)

Re-design unused, old and under-utilised spaces to maximise their leasable area and create productive environments for our space users.



ENERGY BUSINESS (THE POWER)

Provide efficient and innovative renewable energy and expertise for our clients.

Solar Energy, Electricity
Retailing, Electric Vehicle (EV)
Charging Station



PROPERTY DEVELOPMENT (THE FOUNDATION)

Engage in property development activities such as the acquisition, development and/or sale of various types of properties and property investment activities.

FACILITIES MANAGEMENT (THE PULSE)

Provide a full spectrum of integrated facilities management services and carpark management services to our clients.

Integrated Facilities
Management

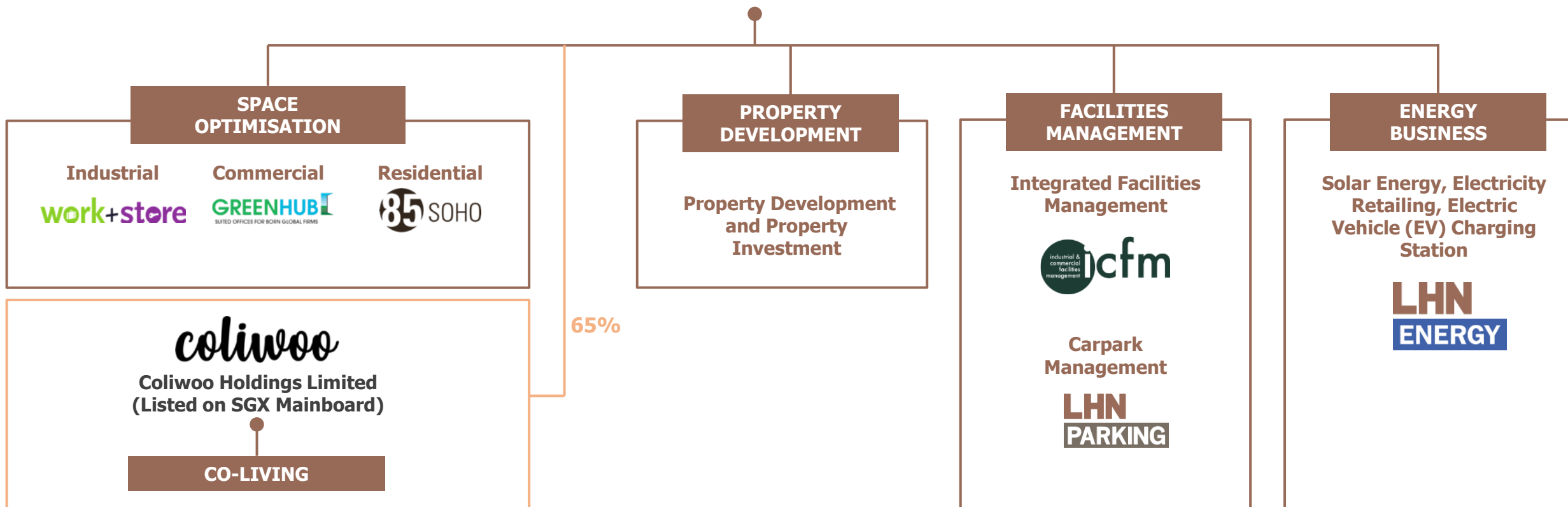


Carpark
Management

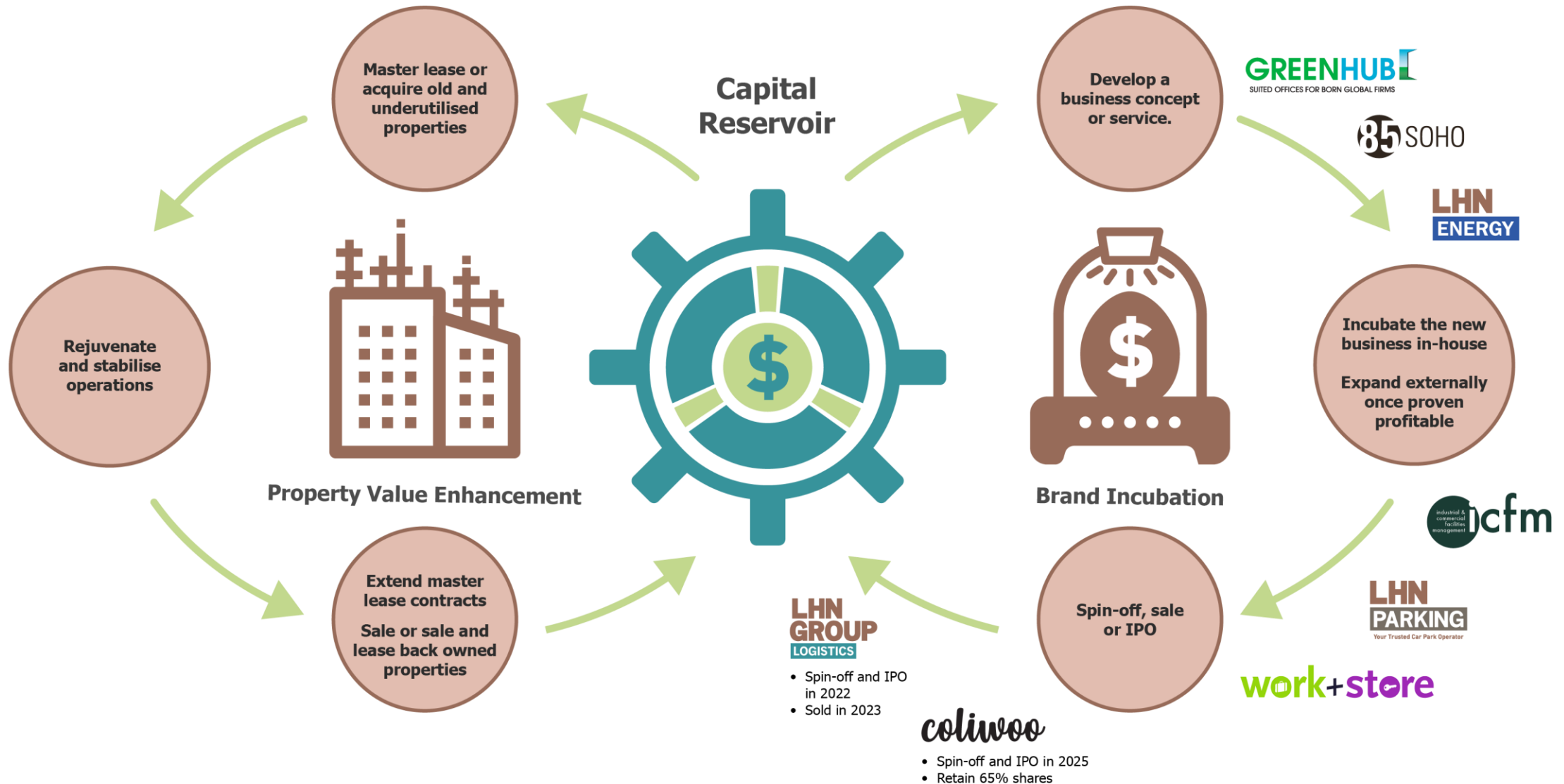


Corporate Structure

LHN GROUP
SPACE OPTIMISED
LHN Limited
(Listed on SGX Mainboard)



LHN Value Creation





Property Value Enhancement Success Story: The LHN Playbook at Amber Road Property: S\$27M in, S\$46M out



ACQUISITION

Acquired Price: ~S\$27M
Number of Room: 53
Approx. Rental Rate: ~S\$83/night

RENOVATION & OPERATION

Number of Rooms: 60
Approx. Rental Rate: ~S\$100/night
Occupancy Rate before Disposal (Nov'22): over 95%

SALE AND LEASE BACK

Disposal price: ~**S\$46.6M**
ROI: over 50%
Existing Arrangement:
Master lease to a third-party operator (~occupancy consistently maintained at 100%)



Brand Incubation Success Story: From Market Gap to S\$288M Listed Company



IDENTIFY A MARKET GAP

- Short-to-medium-term housing option to bridge the gap between hostels and long-term renting.
- Thoughtfully curated living environment balancing privacy and community, work and leisure.

BRAND FORMATION AND OPERATION

CAGR of Revenue from FY2022 to FY2025: 45.2%

Portfolio Performance:

Maintain a healthy occupancy across properties operated under Coliwoo brand (~80%-100%).

SPIN-OFF & IPO

Gross Proceeds:
Approx. **S\$101M**

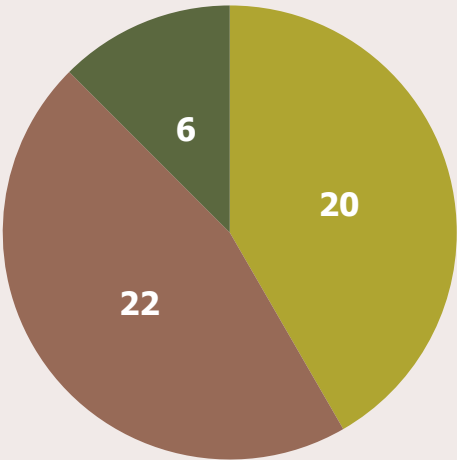
Market Capital upon Listing:
Approx. **S\$288.5M**

Improvement on Financials upon Listing:

- Cash and cash equivalents
- Current ratio
- Gearing ratio
- Net asset value per share

Portfolio Overview
Number of Properties
30 Jun 2026

Owned Leased Managed



	FY2024	FY2025	1H2026	3QFY2026
INDUSTRIAL				
No. of Properties (Singapore)	14	16	14	14
NLA (approx. sqft)	1,800,000	2,100,000	1,900,000	1,900,000
No. of Work+Store Storage Facilities	7	7	5	5
No. of Work+Store Storage Units	1,683	2,014	2,053	2,186
COMMERCIAL				
No. of Properties (Singapore)	6	4	4	4
No. of Properties (Overseas)	1	1	1	1
NLA (approx. sqft)	330,000	320,000	320,000	320,000
No. of GreenHub Suited Offices Facilities	2	2	2	2
RESIDENTIAL				
No. of Properties (Coliwoo)	25	25	28	28
No. of Rooms (Coliwoo)	2,541	2,933	3,568	3,568
No. of Properties (85 SOHO)	3	3	3	3
No. of Rooms (85 SOHO)	329	329	329	329
No. of Properties (Others)	1	1	1	1



SPACE OPTIMISATION: CO-LIVING

coliwoo

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.



**Owned
Properties**



**Leased
Properties**



**Managed
Properties**

28 Strategic Locations in Singapore



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.



50 Armenian St. (Upcoming)



1 King George's Ave. (Upcoming)



2 Changi Business Park Ave. 1 (Upcoming)

11 Leased Properties (1,907 rooms)



2 Mount Elizabeth Link



Lavender Collection



40 & 42 Amber Rd.



150 Cantonment Rd.



31 Boon Lay Drive



1A Lutheran Rd.



10 Raeburn Park



1557 Keppel Rd.



260 Upper Bukit Timah Rd.



404 Pasir Panjang Rd.



159 Jalan Loyang Besar (Upcoming)

5 Managed Properties (525 rooms)



268 River Valley Rd.



Boundary Cl.



453 Balestier Rd.

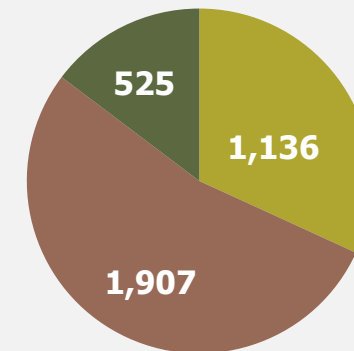


Ulu Pandan Rd.

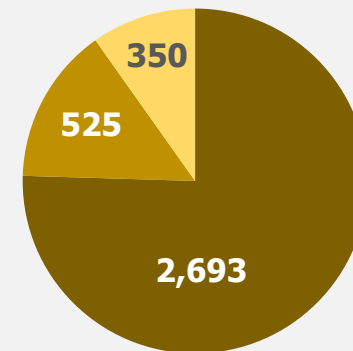


Seletar West Rd. 2

Breakdown of rooms



Owned
Leased
Managed



Self-operated
Management Services
3rd Party Operators



SPACE OPTIMISATION: STORAGE SOLUTIONS

work+store

Work+Store is an innovative storage space concept with value-added solutions that seamlessly cater to the needs of e-commerce owners, SMEs and individuals, simultaneously building an ecosystem that supports small businesses.



4 Owned Properties (2,177 units)

1 Leased Property (9 units)



71 Lorong 23 Geylang

145 storage units
NLA: approx. 24,000 sqft

Storage Type:

- Business Storage
- Basic Storage



100 Eunos Avenue 7

296 storage units
NLA: approx. 46,000 sqft

Storage Type:

- Business Storage



38 Ang Mo Kio

716 storage units
NLA: approx. 147,000 sqft

Storage Type:

- Business Storage
- Basic Storage
- Air-con Storage



202 Kallang Bahru

1,020 storage units
NLA: approx. 77,000 sqft

Storage Type:

- Business Storage
- Basic Storage
- Air-con Storage
- Wine Storage



18 Tampines Crescent

9 storage units
NLA: approx. 4,000 sqft

Storage Type:

- Business Storage

FACILITIES MANAGEMENT

Strong Portfolio Growth

Dual Role:

Every capability we build for ourselves becomes a product we sell to others.



Integrated Facilities Management

Scale: 134 clients

Services:

- Integrated Facilities Management
- Outcome-based Cleaning
- Building & Maintenance
- Integrated Pest Control
- Dormitory Operations



Carpark Management

Scale: 107 carparks

Services:

- Integrated Carpark Services
- Carpark Operation
- Painting
- Cleaning
- Selling, Installation and Management Services for Carpark Operation Equipment and Technologies

Types of Property We Serve



Industrial Properties



Commercial Properties



Residential Properties



Shop House



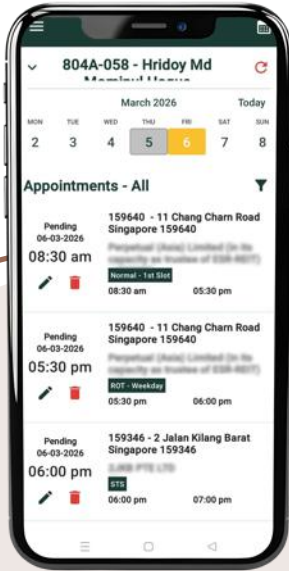
Retail, Lifestyle and F&B Properties



Institutional & Specialised Properties

FACILITIES MANAGEMENT

Operational Excellence Through Strategic Technology Adoption & Digitalisation



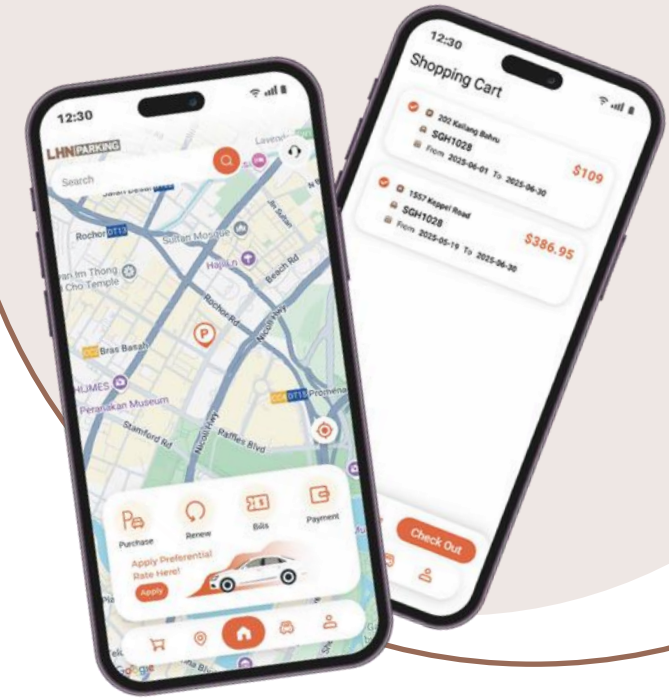
FM Workforce Management Mobile App

A mobile-based system designed to streamline attendance tracking and staff deployment. Employees can log in, view shift schedules, manage leave, and clock in/out through a guided interface with built-in confirmation steps.



Cleaning Robot

Equipped with smart navigation and programmed cleaning routes, the robots perform routine cleaning tasks with minimal human intervention, ensuring consistent and reliable results.



Parking Mobile App

A mobile application designed to streamline the full season parking management process for corporates and individuals.

Features: carpark searching, purchase or renew season parking tickets, vehicle management, invoice and contract management, preferential rate applications, waitlists for high-demand locations, and real-time notifications on request status.

Sustainability as a Service



Energy Resources

Dual Role: Every capability we build for ourselves becomes a product we sell to others.

Scale:

Total Solar Capacity: 12.3 MW

Total EV Charging Station: 19

Services:

1. **Solar PV:** Installation via Power Purchase Agreement and Engineering, Procurement & Construction models.
2. **EV Charging:** Infrastructure installation and maintenance.
3. **Electricity Retailing:** Energy and renewable energy supply.
4. **Solar Panel Maintenance Services:** Flexible operations and maintenance plans consisting of one-time and routine maintenance arrangement.

Types of Space We Serve



Industrial Properties



Commercial & Residential Properties



Carpark Assets

3QFY2026 Operating Performance



Value Creation in Action

High Overall Occupancy Rate

over
90%

Industrial,
Work+Store &
Co-living
(Coliwoo) Space

over
75%

Commercial
Space



Singapore's Co-living Market Leader

3,568 Rooms
under Coliwoo Portfolio



New Contracts Secured under the FM Segment

Secured in 3QFY2026
30 new FM contracts

over
1,500 new carpark
lots added in
3QFY2026



Total Solar Energy Capacity

12.3 MW

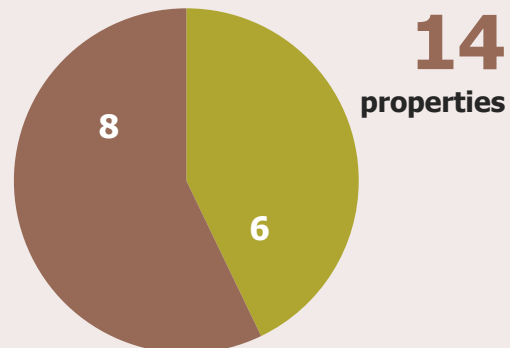


SPACE OPTIMISATION: INDUSTRIAL PROPERTIES

Industrial Properties

No. of Properties

Owned Leased



Work+Store

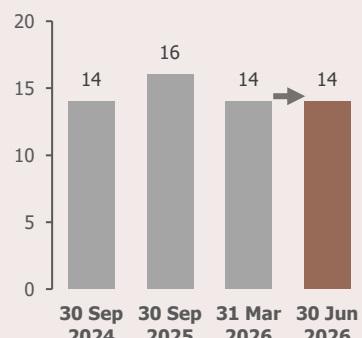
No. of Facilities



Information as of 30.06.2026

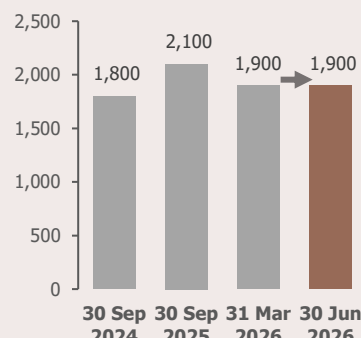
Industrial Properties

Key Operations Metrics



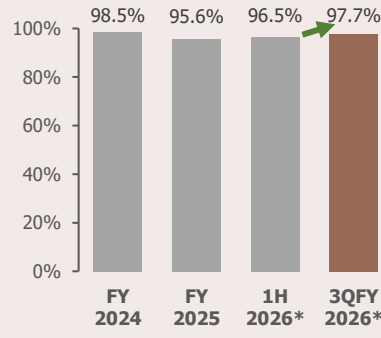
TOTAL PROPERTIES

0%



TOTAL NLA ('000 SQFT)

0%



OCCUPANCY RATE

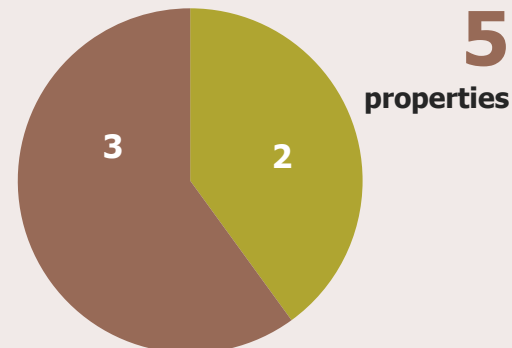
1.2ppt

SPACE OPTIMISATION: COMMERCIAL PROPERTIES

Commercial Properties

No. of Properties

Owned Leased



GreenHub

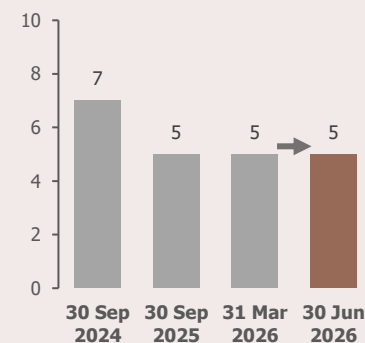
No. of Serviced Offices



Information as of 30.06.2026

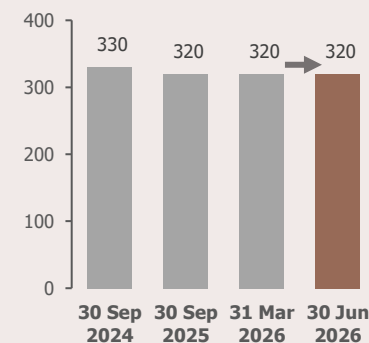
Commercial Properties

Key Operations Metrics



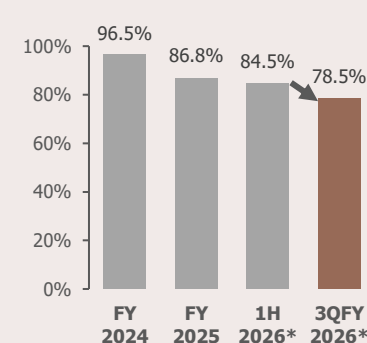
TOTAL PROPERTIES

0%



TOTAL NLA ('000 SQFT)

0%



OCCUPANCY RATE

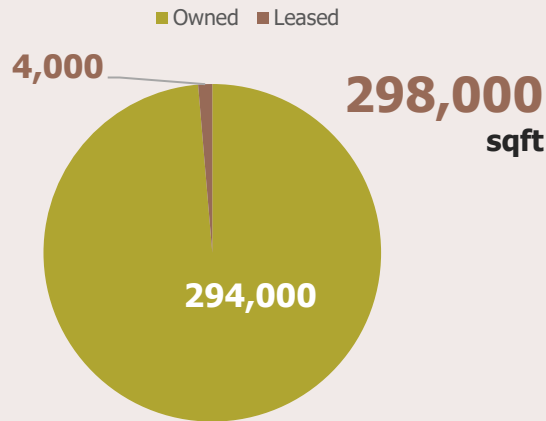
6.0ppt

ppt - percentage points

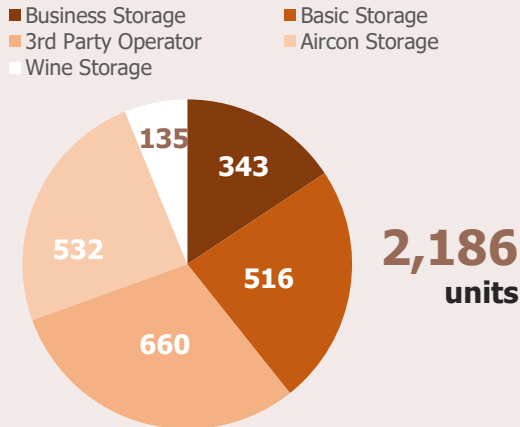
*include joint venture properties with effect from 1H2026.

SPACE OPTIMISATION: WORK+STORE

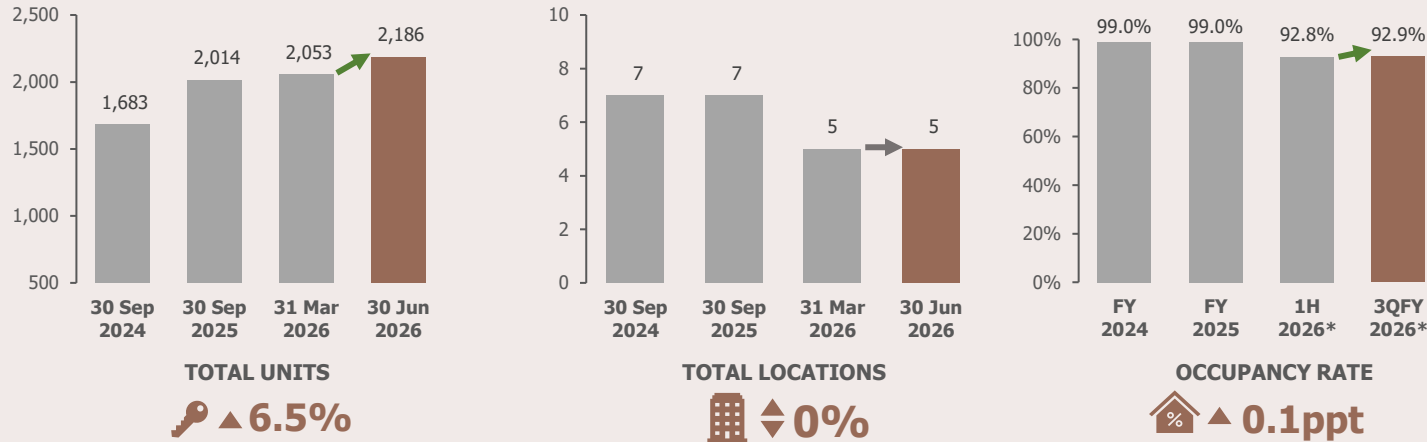
Total NLA for Storage Units (approx. sqft)
30 Jun 2026



No. of Storage Units by Types
30 Jun 2026



Work+Store Portfolio
Key Operations Metrics



Work+Store Projects
No. of Storage Units by Properties

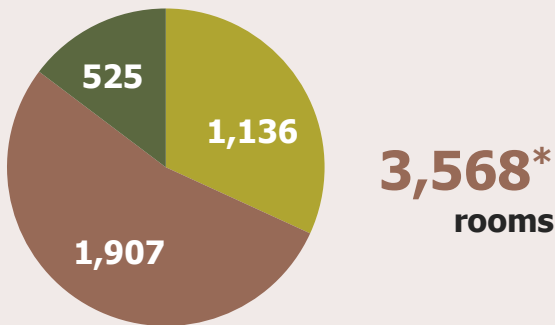
71 Lorong 23 Geylang	100 Eunos Avenue 7	38 Ang Mo Kio	202 Kallang Bahru	18 Tampines Crescent
145 units NLA: approx. 24,000 sqft	296 units NLA: approx. 46,000 sqft	716 storage NLA: approx. 147,000 sqft	1,020 units NLA: approx. 77,000 sqft	9 units NLA: approx. 4,000 sqft
Storage Type: - Business Storage - Basic Storage	Storage Type: Business Storage	Storage Type: - Business Storage - Basic Storage - Air-con Storage	Storage Type: - Business Storage - Basic Storage - Air-con Storage - Wine Storage	Storage Type: Business Storage

ppt - percentage points
*include joint venture properties with effect from 1H2026.

SPACE OPTIMISATION: RESIDENTIAL PROPERTIES

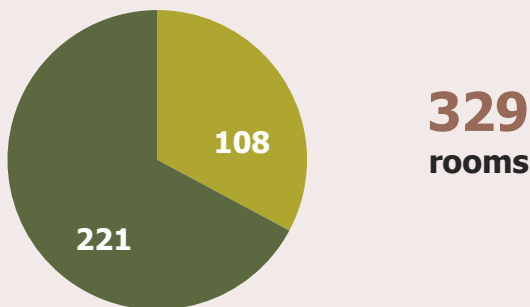
Coliwoo Portfolio No. of Rooms (30 Jun 2026)

Owned Leased Managed



85 SOHO Portfolio No. of Rooms (30 Jun 2026)

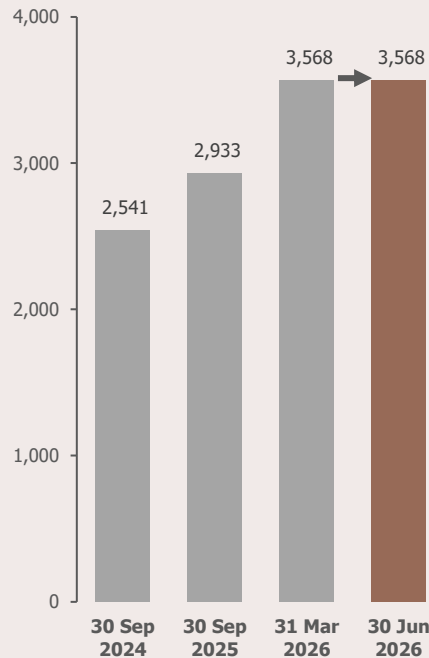
Owned Managed



**TOTAL ROOMS
IN PORTFOLIO 3,897***

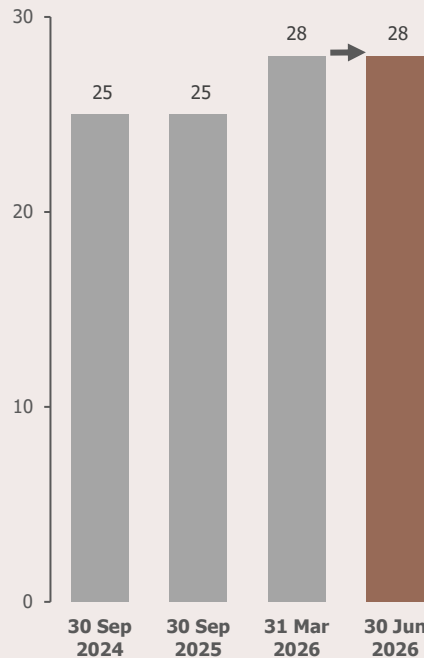
**Includes 1,021 Coliwoo rooms under renovation.*

Coliwoo Portfolio Key Operations Metrics



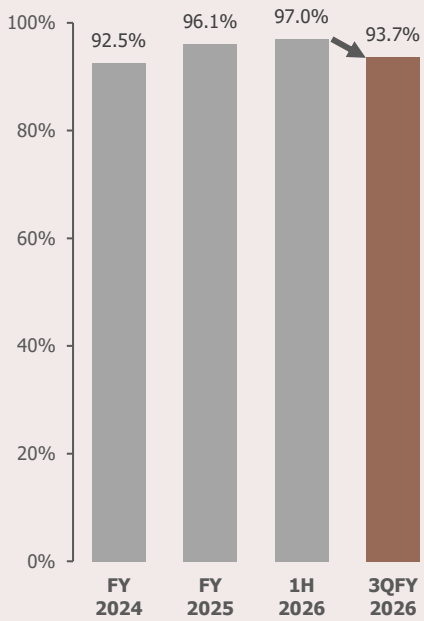
TOTAL ROOMS SECURED

0%



TOTAL LOCATIONS

0%



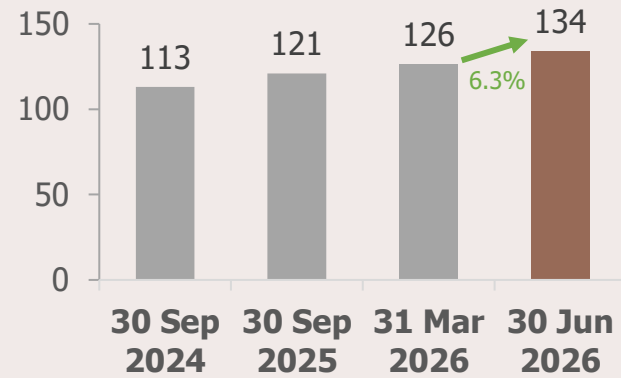
OCCUPANCY RATE

3.3ppt

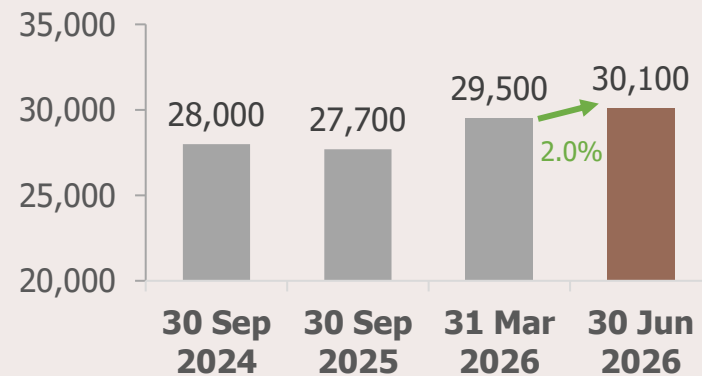
Excluding the ramp-up effects of Coliwoo Midtown, the average occupancy rate for the portfolio stood at 96.0% in 3QFY2026.

FACILITIES MANAGEMENT

Integrated Facilities Management No. of Clients

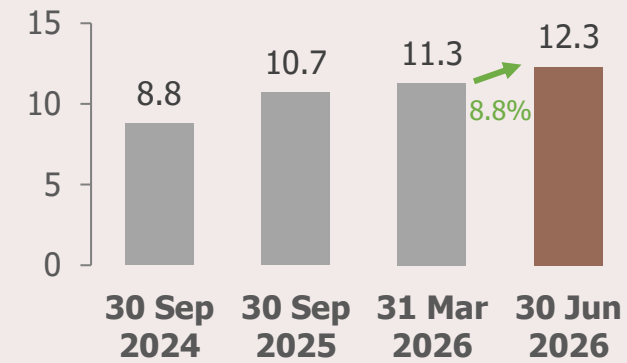


Carpark Management No. of Vehicle Lots (approx.)

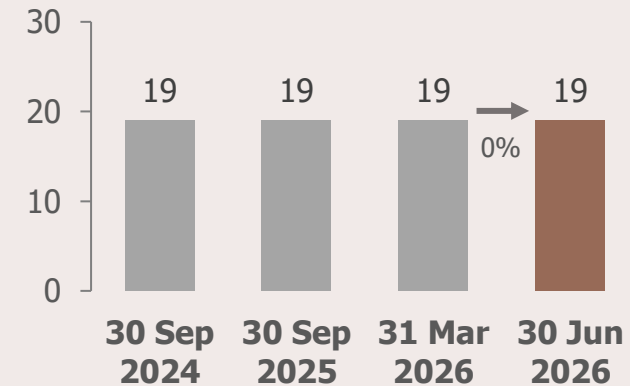


ENERGY BUSINESS

Solar Energy Capacity (MW)



No. of EV Charging Points (Charging Point)



Business Outlook & Prospects



Momentum in Motion

Coliwoo Projects in Pipeline No. of Rooms

Project Name	Number of Rooms	Expected Operational Date
159 Jalan Loyang Besar	380	3QFY2026
2 Changi Business Park Avenue 1	368	1QFY2027
1 King George's Avenue	153	4QFY2027
50 Armenian Street	120	1QFY2028

TOTAL 1,021

Carpark Projects in Pipeline No. of Vehicle Lots to Commence Operation

Property Name	Number of Vehicle Lots	Expected Operational Date
The Index	472	4QFY2026
Loyang Offshore Supply Base	739	4QFY2026
Burlington Square	328	4QFY2026

TOTAL 1,539

Momentum in Motion



New Rental Contract Secured for LHN Food Chain Property

- Secured a rental contract at its 55 Tuas South Avenue 1 property, with the lease commencement in August 2026.



Expansion into Retail Consultancy Services

- Awarded a five-year retail consultancy contract by the Housing & Development Board.
- Contract scope: provision of retail consultancy services, marketing services, tenancy administration services for interim tenancies.

Advancing the Group's Asset-Light Strategy



Sale-and-Lease-Back of Coliwoo Midtown

- **Property:** Coliwoo Midtown
- **Transaction Value:** S\$134.0M
- **Post-sale Arrangement:** Lease back and continue to operate for a term of 10 years.
- **Intended Use of Proceeds:** Fund working capital for Coliwoo's existing projects and future growth initiatives.



Divestment of the Group's Interest in JV Company Metropolitan Parking Pte. Ltd.

- **Property:** Golden Mile Carpark
- **Transaction Value:** S\$28.5M
- **Intended Use of Proceeds:** General working capital including funding expenses relating to new and ongoing projects or properties.

Q&A



**LHN
GROUP**
SPACE OPTIMISED

Appendix



Types of Storage Solutions

Self-Storage



Basic Storage

Simple non-air-conditioned storage space with various sizes. Suitable for storing bulky, rarely-used items.



Business Storage

Private storage space offering greater flexibility in layout, tailored to meet the specific requirements of SMEs and e-commerce retailers seeking a combined storage and packing space.



Air-con Storage

Air-conditioned storage space designed to protect items that are vulnerable to temperature and humidity fluctuations.



Wine Storage

Specialised storage space with consistent temperature of 12°C-14°C, dedicated to protecting wine quality.

Shared Warehouse



Door-to-Door Storage Services

A comprehensive storage and moving service offering packing, transportation, storage in Work+Store shared warehouses, and convenient doorstep delivery.

Value-added Amenities



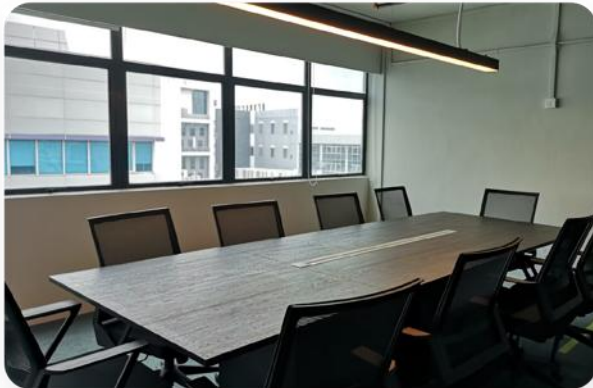
Communal Lounge



Communal Packing Station



**Last Mile Delivery
Holding Area**



Meeting Functions



Photo & Livestream Studio



**Vehicle Park with EV
Charging Stations**

Storage User Profiles



Individuals

Individuals looking to store their belongings for hobby collections, home moving, life transitions, travel or deployment.



Families

Families looking to store their belongings for decluttering, home renovation, family growth, or seasonal item rotation.



SMEs / Start-ups

New business owners, including e-commerce sellers, who have recently started or expanded beyond their home and require storage for inventory and packing of goods.

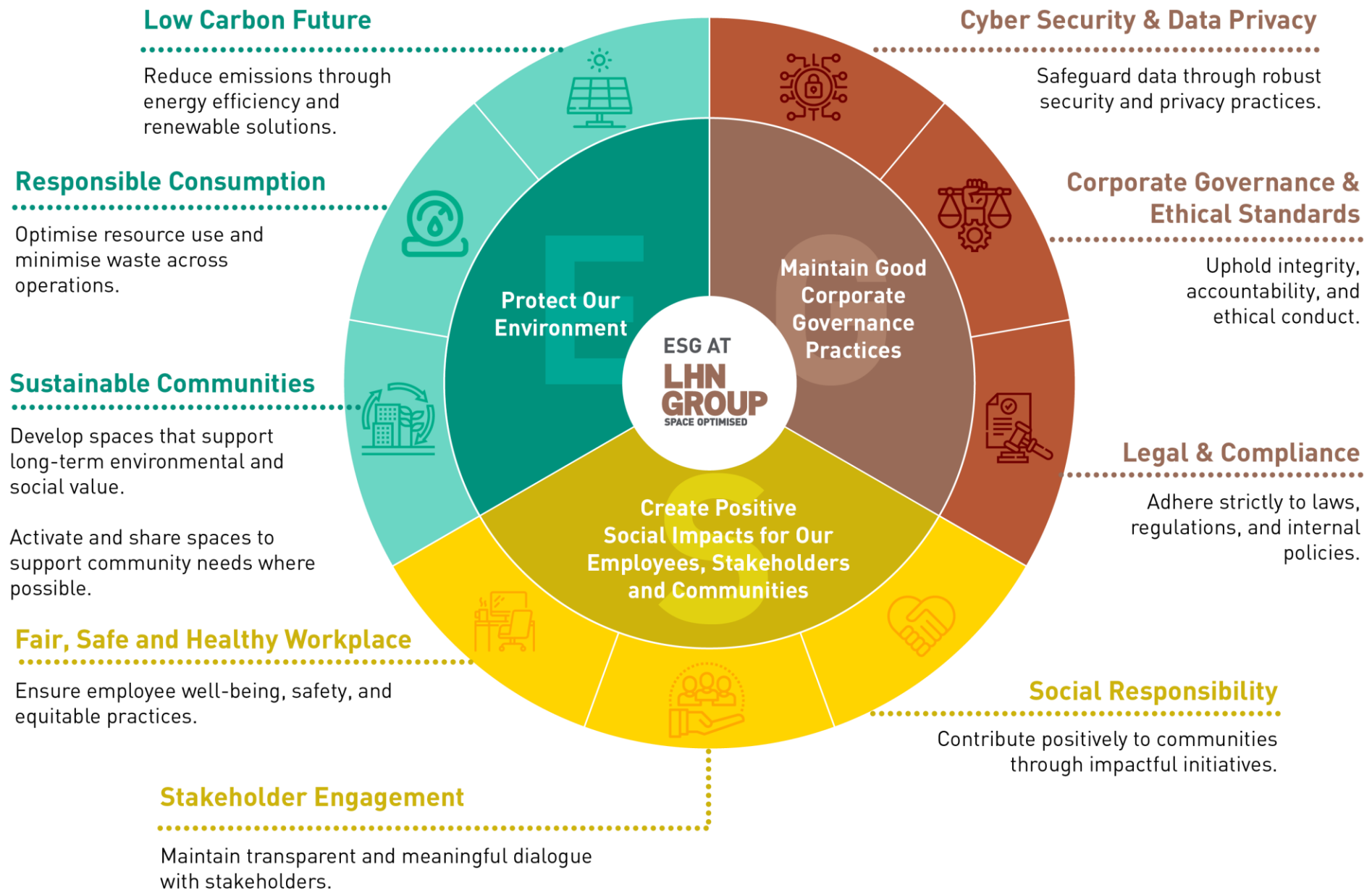


Corporates / Retails with Storefront

Businesses with a storefront or corporates that require additional storage space for document, event props, equipment, and unused furniture.

Sustainability Framework & Operational Excellence





Operational Excellence



Awards

1st Nine Months of FY2026

ISO 9001:2015 Quality Management System Certificate

ISO 14001:2018 Quality Management System Certificate

ISO 45001:2018 Quality Management System Certificate

Singapore Corporate Awards 2025: Hall of Fame

FY2025

Singapore Corporate Awards 2025:

Best Managed Board (Small-cap): Gold Award

Best Investor Relations (Small-cap): Silver Award

Self Storage Awards Asia Award 2025

Multi-Site Operator Store of the Year – Singapore

Multi-Site Operator Store of the Year – Asia

Creative & Effective Marketing Award – Singapore

Creative & Effective Marketing Award – Asia

Expat Living Readers' Choice Award 2025

Best Storage Facility

Singapore Prestige Brand Award 2024

Established Brands

Bizsafe Level 3 Certification

Clean Mark Gold Award Under The Clean Mark Accreditation Scheme

ISO 9001:2015 Quality Management System Certificate

Entity

LHN Group Pte. Ltd.

Industrial and Commercial Facilities Management Pte. Ltd.

Work Plus Store Pte. Ltd.

LHN Limited

Work Plus Store Pte. Ltd.

Work Plus Store Pte. Ltd.

Work Plus Store Pte. Ltd.

LHN Group Pte. Ltd.

Industrial and Commercial Facilities Management Pte. Ltd.

LHN Energy Resources Pte. Ltd.

LHN Parking Pte. Ltd.

Work Plus Store Pte. Ltd.

Industrial and Commercial Facilities Management Pte. Ltd.

Industrial and Commercial Facilities Management Pte. Ltd.



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THANK YOU