



For Immediate Release

Coliwoo to Convert State-Owned Property 159 Jalan Loyang Besar into its First Resort Chalet

- *LHN Limited, through its co-living subsidiary Coliwoo Keppel Pte. Ltd., has won the tender for 159 Jalan Loyang Besar – a SLA-owned property spanning a gross floor area of 106,949 sq ft.*
- *With plans to be converted into Coliwoo's first resort chalet, the revamped property will yield over 350 keys, making it Coliwoo's third-biggest property and a signature eco lifestyle hub destination in Singapore's eastern region.*
- *Expected to commence operations in 3QFY2026, the resort chalet is positioned to attract a steady flow of international tourists and professionals working near Changi Airport and Changi Business Park, presenting a prime opportunity for commercial tenants to establish themselves within a vibrant community.*

Singapore, 2 June 2025 – Coliwoo, a co-living subsidiary brand under real estate management services group, LHN Limited (“**LHN**”, together with its subsidiaries, the “**Group**”) (SGX: 410 / SEHK: 1730), has recently won the tender for tenancy of a state-owned property at **159 Jalan Loyang Besar**, with plans to convert it into the Group's first resort-style chalet under the Coliwoo brand.

The property sits on Singapore Land Authority (“**SLA**”) land area spanning 380,866 sq ft and a gross floor area of 106,949 sq ft, consisting of 20 two-storey buildings, four single-storey structures and vehicle lots.

An Urban Retreat in Nature Rooted in Community

Surrounded by popular recreational attractions like Downtown East and Wild Wild Wet, along with natural escapes like Pasir Ris Beach, the location offers strong appeal to both local residents and international visitors seeking flexible, contemporary co-living options.

Upon completion of the asset enhancement, the property will be transformed into a vibrant co-living destination that seamlessly blends lifestyle, community and nature. With its proximity to key landmarks and natural attractions of Singapore's eastern region, 159 Jalan Loyang Besar will serve as a gateway for guests to engage with the surrounding environment, promoting holistic wellness and a balanced way of living.

Designed to promote wellness, shared experience and foster connection with nature, the resort chalet will offer thoughtfully curated communal spaces that encourage social interaction and a sense of belonging. Guests can look forward to a wide range of wellness-centric facilities including swimming pools, indoor and outdoor sports zones, and meditation gardens while building meaningful connections at social lounges, BBQ pits, multi-purpose halls, event plazas and through joining social bonding events organised by Coliwoo.

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Artist's impressions of the revamped 159 Jalan Loyang Besar property, where the revitalised space seeks to invite guests to unwind, connect, and build meaningful bonds with loved ones, all while surrounded by lush greenery and a strong sense of community.

Designed as a multi-purpose lifestyle destination for a wide demographic, including families, digital nomads, and corporate groups, the layout will be reconfigured to accommodate over 350 keys, doubling the current unit count to maximise space efficiency while maintaining comfort and quality for guests. This will be Coliwoo's third-biggest property, after Coliwoo Boon Lay and flagship Coliwoo Orchard.

With a strong emphasis on sustainability and harmony with nature, the site will undergo extensive landscaping and pathway enhancements to weave greenery into its every corner and improve connectivity with the surroundings. The development will also integrate solar energy systems and support green mobility with features such as electric vehicle charging stations and dedicated cycling paths.



Tropical Modernism: A Dialogue Between Heritage and Nature

Inspired by Singapore's elegant colonial bungalows, the interior features a refined tropical aesthetic that respects architectural heritage while embracing modern expression. A restrained black-and-white colour scheme sets the tone indoors, allowing the surrounding greenery to shine. This deliberate minimalism creates a striking contrast, letting the colours of the landscape flourish and flow seamlessly into the built environment.



Artist's impressions of the interior featuring a refined tropical aesthetic in a sleek, minimalist palette.

Well-Positioned to Serve the Growing Demand for Temporary Accommodation in Changi Area

Strategically positioned near key transport nodes and major employment hubs including Changi International Airport, the property is well-placed to cater to the growing demand for temporary accommodation demand, particularly from professionals involved in the construction of Changi Airport's upcoming mega Terminal 5, as well as future demand once the terminal is fully operational.

The approximately 10-month renovation period is expected to commence in the second half of our financial year ending 30 September 2025, with extensive works planned to align the property with Coliwoo's signature co-living concept. The revamped residence is targeted to be operational in the third quarter of our financial year ending 30 September 2026 ("**3QFY2026**"), adding a signature eco lifestyle hub destination in Singapore's eastern region.

A Prime Lifestyle Destination: The Ideal Launchpad for Commercial Tenants

Set within a lush and welcoming environment, the revitalised development is designed to be more than just a place to stay – it will be a vibrant lifestyle hub where community and commerce thrive side by side. As such, 159 Jalan Loyang Besar presents an excellent opportunity for commercial tenants to establish themselves within a lively and fast-growing community.

With Coliwoo's upcoming resort chalet set to attract a steady flow of both local and international guests, the property presents an ideal setting for F&B outlets, wellness concepts, indoor sports facilities, and even niche offerings like padel courts. Its location near recreational attractions and residential catchments enhances visibility and footfall, making it a compelling choice for businesses seeking to build a strong presence in eastern Singapore.

"We are excited to be awarded the tender at 159 Jalan Loyang Besar, marking Coliwoo's strategic expansion into eastern Singapore and our first foray into resort-style co-living hospitality," said **Mr. Kelvin Lim, Executive Chairman of LHN Limited & Founder of Coliwoo**. "Together with the soon-launching Coliwoo Fire Station, this development underscores our commitment to revitalising state-owned properties and contributing to the vibrancy of surrounding neighbourhoods. We believe this project will set a new benchmark for co-living in Singapore, meeting the evolving needs of today's modern guests and travellers who seek flexible, community-driven living spaces that also offer a touch of escape."

For more information, visit <https://coliwoo.com/contact-us/>.



About Coliwoo

Coliwoo is a co-living subsidiary brand under the real estate management services group, LHN Limited, aimed at building close-knit communities through thoughtfully designed and retrofitted spaces. As Singapore's largest co-living operator, Coliwoo offers a wide variety of properties catered to suit varying needs. Nestled in accessible and convenient locations across Singapore, Coliwoo's co-living spaces include Hotel and Residence concepts and offer flexible leases for members' hassle-free city living.

For more information, visit <https://coliwoo.com/>.

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