coliwoo

Singapore's Leading Co-living Operator

Delivering scalable, high-demand living solutions for urban and global citizens.

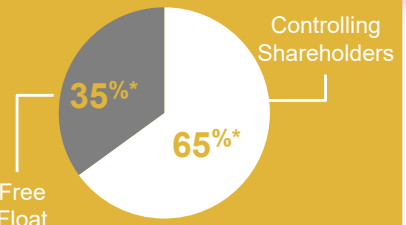
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Market Cap

~S$185M

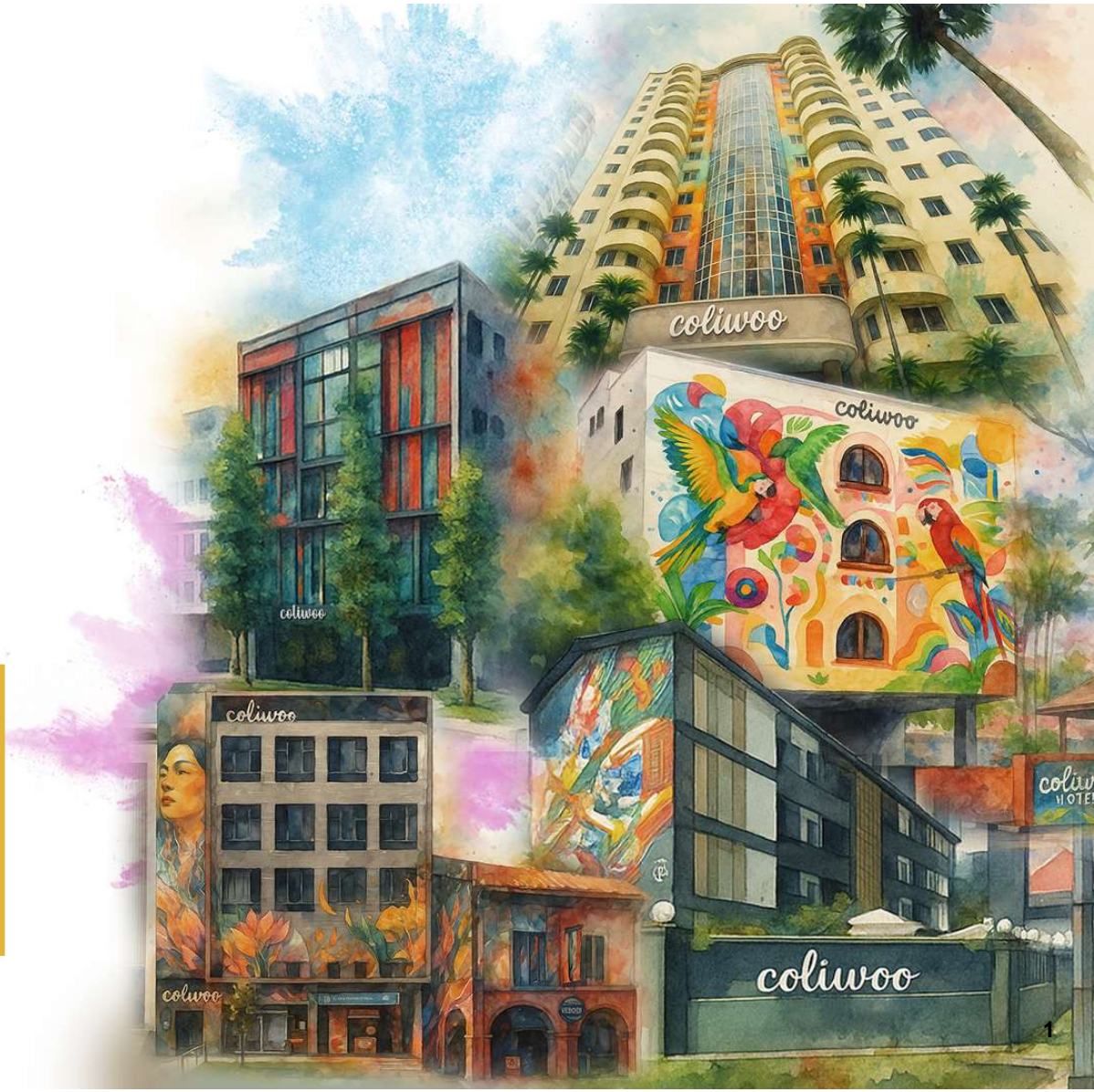
21 Oct 2026

Shareholder Structure



** Approximate figures*

October 2026



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Investment Highlights

Positioned to Capture for the Next Phase of Growth

BUILDING UP RECURRING INCOME BASE

93.7%

Portfolio occupancy in 3QFY2026

96.0% excluding Coliwoo Midtown's ramp-up

CONTINUED REVENUE GROWTH

+16.6% y-o-y

1H2026 revenue to S$26.9 million

EXPANDED ASSET BASE
NET ASSETS AS AT 31 MARCH 2026

S$227.5M

+77.6% from S$128.1m as at 30 Sep 2025

PROVEN CAPITAL RECYCLING

S$134.0M

Coliwoo Midtown sold to CapitaLand Ascott Trust, above valuation

10-year leaseback; all 212 rooms retained

DIVIDEND POLICY

Not less than 40%

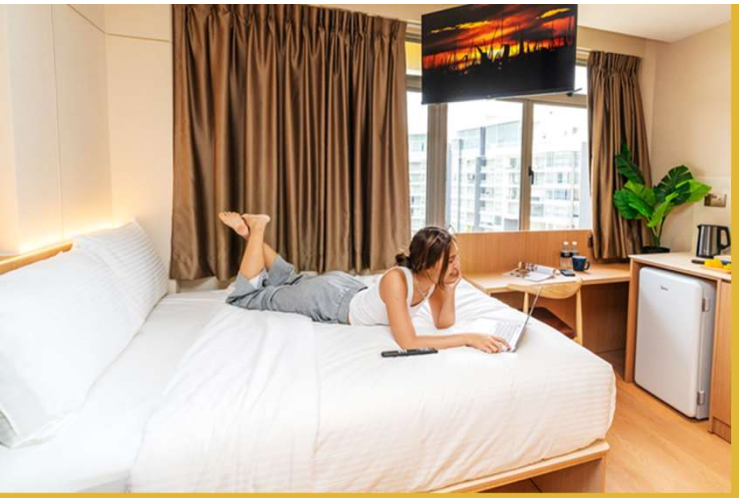
of adjusted profit attributable to shareholders for FY2025 and FY2026

VISIBLE GROWTH RUNWAY

10,000 rooms

targeted by 2030
from 3,568 rooms at 30 June 2026

Operating figures as at 30 June 2026. Financial figures per Coliwoo Holdings' FY2025 and 1HFY2026 results.







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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



Information as of 30.06.2026

Information as of 30.06.2026

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

5 Managed Properties (525 rooms)



268 River Valley Rd.



Boundary Cl.



453 Balestier Rd.



Ulu Pandan Rd.



Seletar West Rd. 2

PORTFOLIO

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

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



Wellness



Culture



Purpose



Financial Strength

Resilient Fundamentals Supporting the Next Phase of Growth

REVENUE

1H2026

S$26.9M

+16.6% y-o-y

PROFIT ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

1H2026

S$13.4M

+43.9% y-o-y

OPERATING CASH FLOW

1H2026

S$11.5M

+8.4% y-o-y

NET GEARING RATIO

AS AT 30 SEP 2025	AS AT 31 MAR 2026
50.9%	40.9%

NET ASSET VALUE PER SHARE*

AS AT 30 SEP 2025	AS AT 31 MAR 2026
40.30¢	47.32¢

DIVIDEND PER SHARE

FY2025	1H2026
2.0¢	1.0¢ (Interim)

Source: Coliwoo Holdings FY2025 and 1HFY2026 results announcements and briefing presentations.

* Net asset value per share as at 30 September 2025 is computed based on the number of ordinary shares in issue prior to the public listing, being 312,500,000 shares.

Unlocking Capital to Support the Next Phase of Growth

Net Proceeds from Notable Sale-and-Leaseback Transactions in FY2026	Coliwoo Hotel Pasir Panjang	Coliwoo Midtown	Proposed Coliwoo RV 298 & Coliwoo RV 288 sale-and-leaseback
	approx. **S$15.3M**	approx. **S$41.0M**	Subject to completion conditions and shareholders' approval approx. **S$18.7M**



Coliwoo Midtown

A Proof Point for Unlocking Capital While Preserving Recurring Income

S$134.0 M Sale Price

Asset Monetisation

Completed the sale-and-lease-deal with CapitaLand Ascott Trust in September 2026, generating approximately **S$41.0M** in net proceeds after repayment of borrowings and transaction-related expenses.

212 Rooms

Operating Presence Retained

10-year master lease enables Coliwoo to continue operating the property.

Near-to-Mid-Term Growth Priorities:

Ramping up Occupancies for Newly Launched Projects, Building the Next Phase of Growth



Ramping up Occupancies
Actively ramping up occupancies for projects launched in FY2026 through strategic sales and marketing.

Expand Portfolio
Targeting approximately 4,000 rooms in Singapore by end-2026 and 10,000 rooms by 2030, from 3,568 at 30 June 2026.

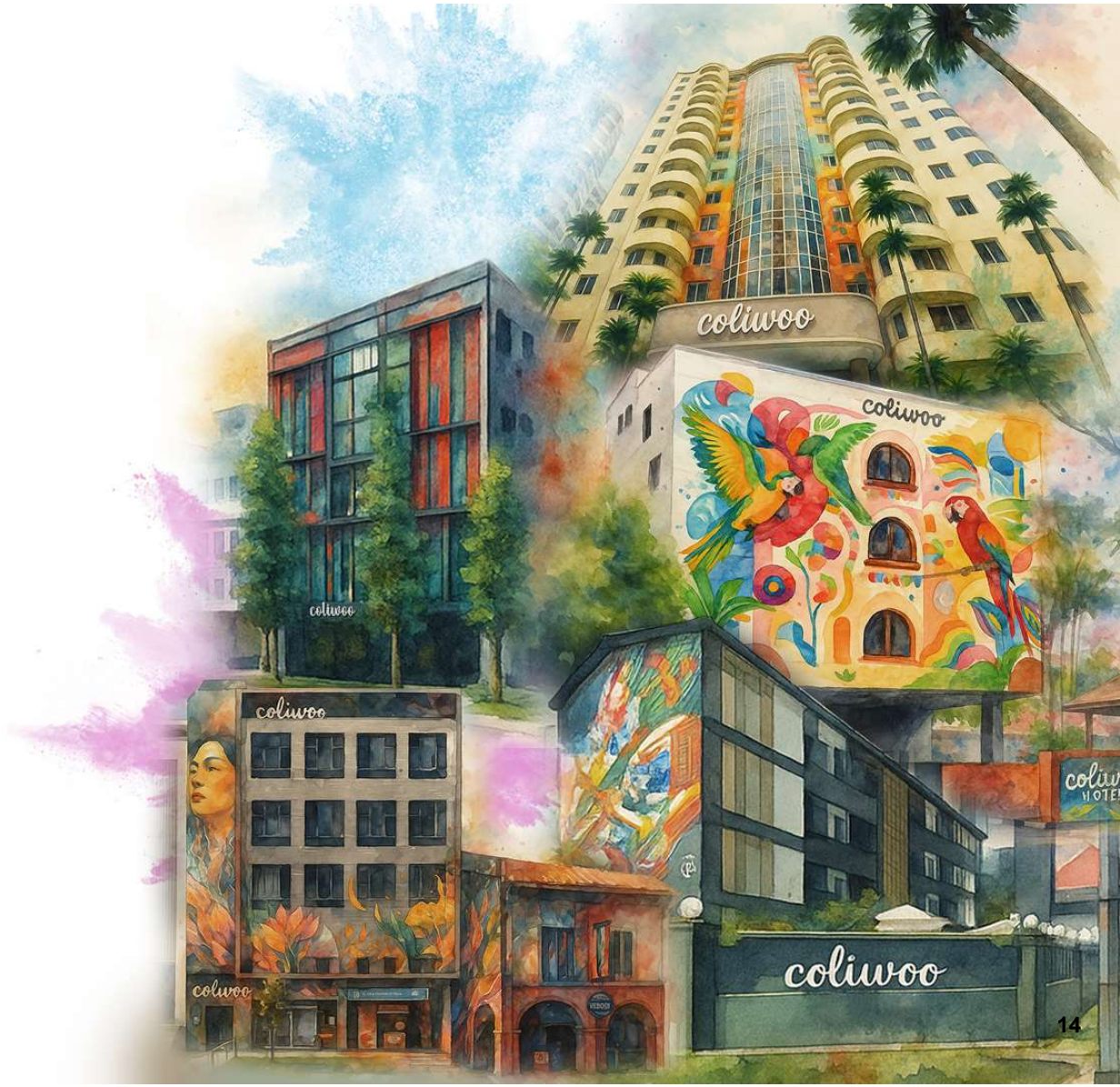
Growth Roadmap

From Ramp-up to Stabilisation and Further Expansion

4QFY2026	FY2027	FY2028	BY 2030
Coliwoo Resort Changi opened in July 2026, 380 rooms Coliwoo Midtown sale and leaseback completed, 212 rooms	Approximately 4,000 rooms in Singapore by end-2026 Coliwoo Hotel Changi Expo opens, 251 to 368 rooms Proposed sale and leaseback of 298 and 288 River Valley Road, subject to completion conditions and shareholders' approval	1 King George's Avenue, 153 rooms 50 Armenian Street, 120 rooms, repositioned as a boutique hospitality asset ~800-1,000 rooms from other pipeline projects	10,000 rooms Continued regional expansion through asset-light structures: master leases, management contracts and joint ventures

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Q&A



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