(Company Registration No: 202027332D)
(Incorporated in the Republic of Singapore on 7 September 2020)

Coliwoo Holdings Limited
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For immediate Release

Coliwoo Maintains Resilient Occupancy Across Its 3,568-Room Portfolio in 3QFY2026; Recycles Capital via the Proposed Sale & Leaseback of Coliwoo Midtown

- **Total portfolio remained stable at 3,568 rooms across 28 properties in Singapore as at 30 June 2026**
- **Achieved a healthy average portfolio occupancy rate of 93.7% in 3QFY2026**
- **Commenced operations of Coliwoo Resort Changi, the Group's first resort-style co-living property at 159 Jalan Loyang Besar in July 2026**
- **Proposed sale and leaseback of Coliwoo Midtown, the Group's 212-room co-living development at 141 Middle Road, to CapitaLand Ascott Trust for S$134 million**

Singapore, 25 August 2026 – Coliwoo Holdings Limited (SGX: W8W) ("**Coliwoo**", "**CHL**" or the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to provide shareholders with a voluntary update on its operational performance for the third quarter ended 30 June 2026 ("**3QFY2026**"). The Group continued to deliver a resilient operational performance in the third quarter of the financial year ending 30 September 2026 ("**FY2026**"), marked by a stable portfolio, sustained occupancy across its leased and managed segments, and continued execution of its capital recycling and asset-light growth strategy.

Voluntary Business Update

Property Portfolio

	At 30 Jun 2026	At 30 Sep 2025
Owned	12	11
Leased	11	10
Managed	5	4
Total	**28**[1]	**25**[2]

[1] Includes 4 properties under renovation.
[2] Includes 3 properties under renovation.

Number of Rooms

	At 30 Jun 2026	At 30 Sep 2025
Owned	1,136	670
Leased	1,907	1,855
Managed	525	408
Total	**3,568**[1]	**2,933**[2]

[1] Includes 1,021 rooms under renovation.
[2] Includes 714 rooms under renovation.

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Average Occupancy Rate

	3QFY2026
Owned	80.8%*
Leased	95.0%
Managed	99.6%
Average	**93.7%**

*Includes average occupancy of Coliwoo Midtown, which is in ramp-up phase since opening in March 2026

Operational Performance and Portfolio Review

The Group's portfolio under management remained stable. As at 30 June 2026, the total number of properties stood at 28, comprising 12 owned, 11 leased and 5 managed assets, unchanged from 31 March 2026. This portfolio supports a total inventory of 3,568 rooms, comprising 1,907 leased rooms (53.4% of the portfolio), 1,136 owned rooms (31.8%) and 525 managed rooms (14.7%), an increase from the 2,933 rooms recorded at the end of the previous financial year ended 30 September 2025.

Demand for the Group's co-living properties remained healthy. The average occupancy rate for the portfolio stood at 93.7% in 3QFY2026. The Leased segment maintained a strong occupancy rate of 95.0%, while the Managed segment remained at near-full occupancy of 99.6%. The average occupancy rate for the Owned segment stood at 80.8% - as Coliwoo Midtown, the Group's 212-room co-living development which commenced operations in March 2026, continues its occupancy ramp-up phase during 3QFY2026. Coliwoo Midtown has since achieved an average occupancy rate of close to 90% in July 2026. Excluding the ramp-up effects of Coliwoo Midtown, the average occupancy rate for the portfolio stood at 96.0% in 3QFY2026. This sustained portfolio performance underscores the continued appeal of Coliwoo's flexible living solutions and the resilience of its diversified operating model.

During the quarter, the Group also strengthened its community engagement efforts during the quarter through a partnership with the Ministry of Culture, Community and Youth ("MCCY") and the National Youth Council ("NYC") under the SG Youth Plan. Under the initiative, Coliwoo has allocated 100 rooms across Coliwoo Boon Lay and Coliwoo 1A Lutheran to provide young Singaporeans aged 21 to 35 with access to quality co-living accommodation at below-market rates. The initiative supports a national priority while broadening the Group's exposure to the domestic tenant market.

Balanced Growth Strategy: Asset-Light Expansion & Capital Recycling

The Group continues to execute a balanced growth strategy that combines rapid scalability with long-term asset value creation.

<u>Capital Recycling</u>

Subject to shareholders' approval and fulfilment of Conditions Precedent as stated on the Put and Call Option Agreement, the proposed sale and leaseback of Coliwoo Midtown for S$134.0 million marks a significant step in the Group's capital recycling strategy. The transaction is expected to unlock approximately S$41.0 million of net proceeds while enabling the Group to continue operating and managing the 212-room property under a 10-year leaseback arrangement. By

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retaining operational control of Coliwoo Midtown, the Group can continue to benefit from the property's operating performance while enhancing capital efficiency and supporting future growth initiatives.

Outlook & Prospects

Looking ahead, the Group is consolidating its market leadership through an active pipeline of projects.

A key milestone in the coming months is the launch of the Group's first resort-style co-living property at **159 Jalan Loyang Besar**, which has commenced operations in July 2026, adding 380 rooms to the portfolio. Works are also progressing at Coliwoo Hotel Changi Expo, the Group's recently acquired hotel property at **2 Changi Business Park Avenue 1**, where the Group is expanding the room count from 251 to 368 rooms through deliberate intensification efforts, ahead of its expected opening in 1QFY2027.

The Group's longer-term pipeline remains robust. Beyond the mixed-use co-living conversion at **1 King George's Avenue**, which is expected to be operational by 4QFY2027, the Group is also progressing plans for the repositioning of 50 Armenian Street as a boutique hospitality asset. With these projects, the Group remains firmly on track to reach approximately 4,000 rooms in Singapore by the end of 2026, and to grow its room inventory to 10,000 rooms by 2030. Beyond Singapore, the Group continues to explore opportunities in high-growth gateway cities, with a strict focus on asset-light structures including master leases, management contracts and joint ventures.

Mr. Kelvin Lim, Executive Chairman and Chief Executive Officer of Coliwoo, commented:

> ***"Our performance in the third quarter of FY2026 reflects the resilience of our co-living model and the sustained demand for flexible living solutions in Singapore. With our portfolio stable at 3,568 rooms and our leased properties sustaining a strong occupancy rate of 95.0%, we remain focused on driving operational performance and optimising portfolio returns as we move into the final quarter of 2026. Looking ahead, the launch of our first resort-style co-living property at 159 Jalan Loyang Besar, together with the proposed sale and leaseback of Coliwoo Midtown (subject to shareholders' approval and fulfilment of Conditions Precedent as stated in the Put and Call Option Agreement), represents key milestones in the Group's capital recycling and growth strategy. These initiatives are expected to enhance capital efficiency, strengthen operational flexibility and support the creation of long-term value for shareholders."***

#End#

About Coliwoo Holdings Limited

Established in 2018, Coliwoo is Singapore's leading co-living operator with a portfolio of more than 3,500 rooms strategically located in high-demand residential clusters across the island.

Under its Coliwoo brand, the Company acquires or leases old, unused and underutilised properties and transforms them into modern and trendy co-living spaces. By providing thoughtfully designed communal spaces and a diverse range of events for members living in Coliwoo-operated properties, the Company fosters a strong sense of community in the co-living experience.

In addition to managing and operating properties under the Coliwoo brand, the Company also leases to third-party operators, and provides professional property enhancement and/or property management services for landlords. From time to time, Coliwoo may also invest strategically in property holdings or property leasing entities.

Issued for and on behalf of Coliwoo Holdings Limited.

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Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable laws and regulations or the rules of the Singapore Exchange Securities Trading Limited ("SGX-ST").