

For Immediate Release

LHN Group unveils integrated development with communal living experiences at 1557 Keppel Road

- *Housing 47 co-living units and spanning over 96,299.05 sqft., the integrated area offers various lifestyle and collaborative work amenities*
- *Dedicated office spaces catered for e-commerce, IT, and banking providers*
- *Nestled in the heart of the Central Business District area, the Group's second mixed-use development boasts fitness and recreational facilities*

Singapore, 4 January 2021 – Real estate management services group LHN Limited (“LHN”, together with its subsidiaries, the “Group”) will be launching a mixed-use development at 1557 Keppel Road. The integrated space consists of three blocks spanning over 96,299.05 sqft. and will be utilised for commercial and residential purposes. The property is scheduled to launch by mid-February 2021.



Artist's impression of 1557 Keppel Road

The modern mixed development is expected to attract tenants due to its central location and various amenities. Located at the fringe of Singapore's Central Business District (“CBD”), 1557 Keppel Road offers excellent accessibility as it is in close vicinity of Outram Park and Tanjong Pagar MRT stations. Connectivity within the area is set to improve, with the upcoming Cantonment MRT station expected to be completed by 2025. The integrated space is also within walking proximity to a plethora of amenities and facilities that residents can enjoy.

Collaborative workspaces for co-creating

At three stories high, Block C is the development's main block dedicated to office spaces. Each level is approximately 24,000 sqft. large and features panoramic 360-degree views of the city landscape and skyline. The spacious units have a high ceiling height of 5.5 to 6.5m.

The block is expected to attract commercial tenants, such as clinics, shipping companies, insurance, back-end banking, information technology, and e-commerce providers. With the ongoing pandemic, the move towards working from home could mark a permanent shift for most companies. This allows organisations to revisit actual office utilisation and reconsolidate its usage for office relocation. Block C also comes with in-house dining options and a gym for tenants and workers – enabling all to work and play under one roof.

City living at its finest



Artist's impression of co-living unit at 1557 Keppel Road

The remaining blocks, Blocks A and B, will house 47 serviced apartment units under the Group's Coliwoo brand. Each premium co-living unit comes fully equipped with kitchenettes, smart TVs, microwaves, fridges, and a washer cum dryer. Residents can also experience a breath of tranquility with the garden area, which also doubles as a communal space.

1557 Keppel Road is LHN Group's second mixed-use development. Its first integrated project, 10 Raeburn Park, also functions as the Group's headquarters. The surging popularity of mixed-development spaces is reflected in the Urban Redevelopment Authority's Draft Master Plan¹ for mixed commercial and residential use, to maximise land usage.

"Recognising the changing market demands for co-living and working spaces, we've created our second integrated development with modern working professionals and their lifestyles in mind. With co-working spaces, serviced apartments, dining options and recreational facilities all built within the development, tenants can work, live and play in one environment. As experts in space optimisation, we're continuously looking for opportunities to curate properties that cater to communities of the future." said Kelvin Lim, Executive Chairman, Executive Director & Group Managing Director of LHN Group.

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¹ URA Masterplan – Master Statement, 2019
<https://www.ura.gov.sg/-/media/Corporate/Planning/Master-Plan/MP19writtenstatement.pdf?la=en>



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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, with the ability to generate value for its landlords and tenants through its expertise in space optimisation, and logistics service provider headquartered in Singapore.

The Group currently has three (3) main business segments, namely: (i) Space Optimisation Business; (ii) Facilities Management Business; and (iii) Logistics Services Business, which are fully integrated and complement one another.

Under its Space Optimisation Business, the Group primarily 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 are then leased out by the Group to its tenants. Space optimisation generally allows the Group to enhance the value of properties by increasing their net lettable area as well as potential rental yield per square feet.

The Group’s Facilities Management Business offers car park management services and property maintenance services such as cleaning, landscaping, provision of amenities and utilities, and repair and general maintenance principally to the properties it leases and manages, as well as to external parties.

Under its Logistics Services Business, the Group provides transportation services, container depot management services and container depot services. The Group transports mainly ISO tanks, containers, base oil and bitumen, provides container depot management services and provides container depot services which include container surveying, container cleaning, on-site repair and storage of empty general purpose and refrigerated containers (reefer).

The Group currently operates mainly in Singapore, Malaysia, Indonesia, Thailand, Myanmar, Cambodia and Hong Kong.

Issued for and on behalf of LHN Limited

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