

Unlocking the Full Potential of Space

Driving Sustainable Growth Through the LHN Value Creation Engine

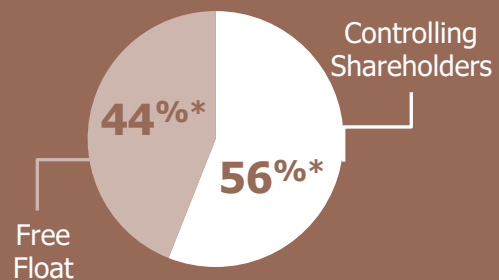
SGX: 410

Market Cap

~S\$196M

21 Oct 2026

Shareholder Structure



** Approximate figures*

October 2026



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Investment Highlights

A Recurring Income Base, a Proven Capital Cycle and a Committed Dividend Payout



RECURRING INCOME BASE

Over **90% occupancy** in 3QFY2026 across industrial, self-storage and co-living (Coliwoo) space

326 active facilities management contracts

Approx. **30,100** carpark lots in operation

12.3MW solar energy capacity portfolio

GROUP REVENUE

S\$131.5M

for FY2025, +8.6% y-o-y

TOTAL ASSETS

S\$888.1M

as at 31 Mar 2026, +26.6%
from S\$701.7M as at 30 Sep 2025

TOTAL GROSS PROCEEDS FROM CAPITAL RECYCLING ACTIVITIES IN FY2026

~S\$189M

COMMITTED DIVIDEND PAYOUT

Not less than 30%

of adjusted profit attributable to
shareholders for FY2026

LISTED CO-LIVING SUBSIDIARY

65%

stake in Coliwoo Holdings Limited (SGX: W8W),
Singapore's leading co-living operator

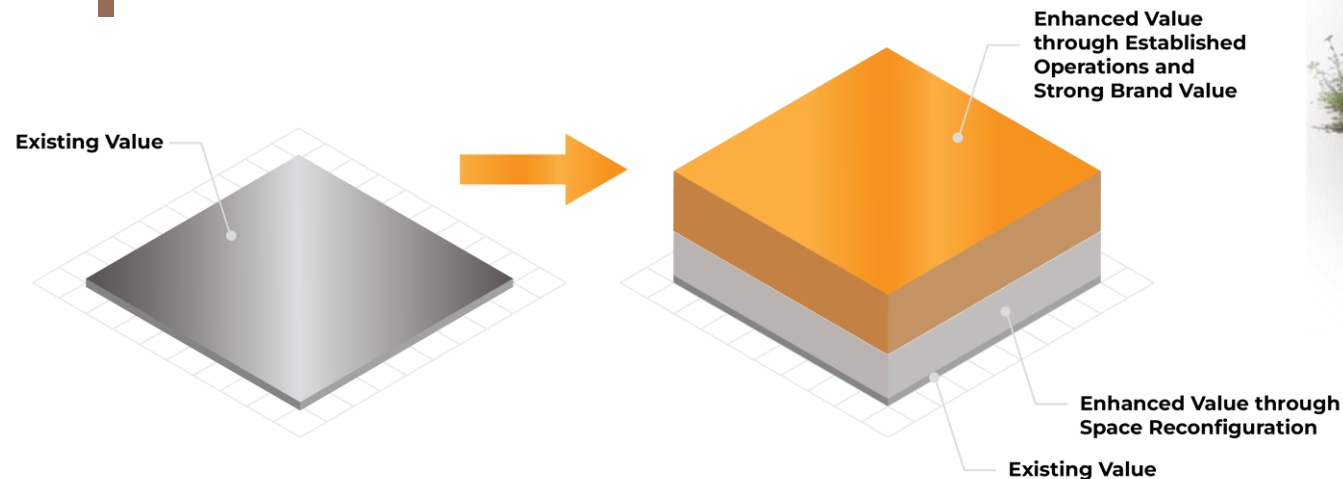
Operating figures as at 30 Jun 2026. Financial figures per FY2025 and 1H2026 results.

Our Core DNA: Space Optimiser

We are a SGX Mainboard listed real estate management services group with operations across Asia.

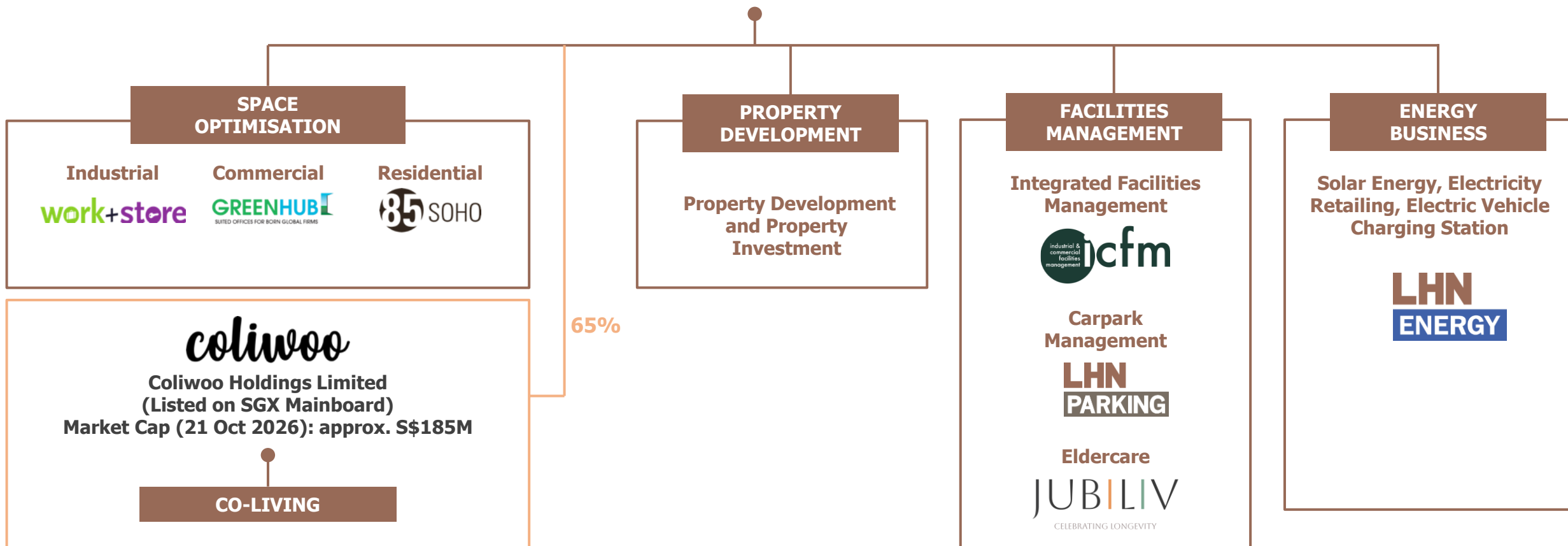
Through our proprietary space optimisation model, we rejuvenate underutilised properties, develop purpose-driven space concepts, and build high-yield operating platforms that transform properties into institutional-grade investment assets.

**Making Every Square Foot Work Harder,
Yielding More Rental Income**



Corporate Structure

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



A Diversified Yet Synergistic Business Ecosystem

Multiple Growth Engines Supporting Stable Cash Flows and Long-Term Shareholder Returns

Residential Space

3,897

Coliwoo & 85SOHO
Rooms



Self-Storage

2,186

Units
(~298,000 sqft)



Integrated Facilities
Management

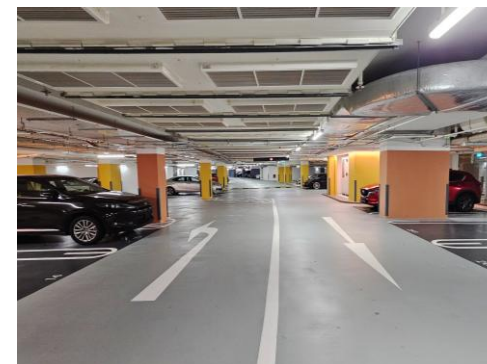
134

Active Clients

Carpark
Management

~30,100

Managed Lots

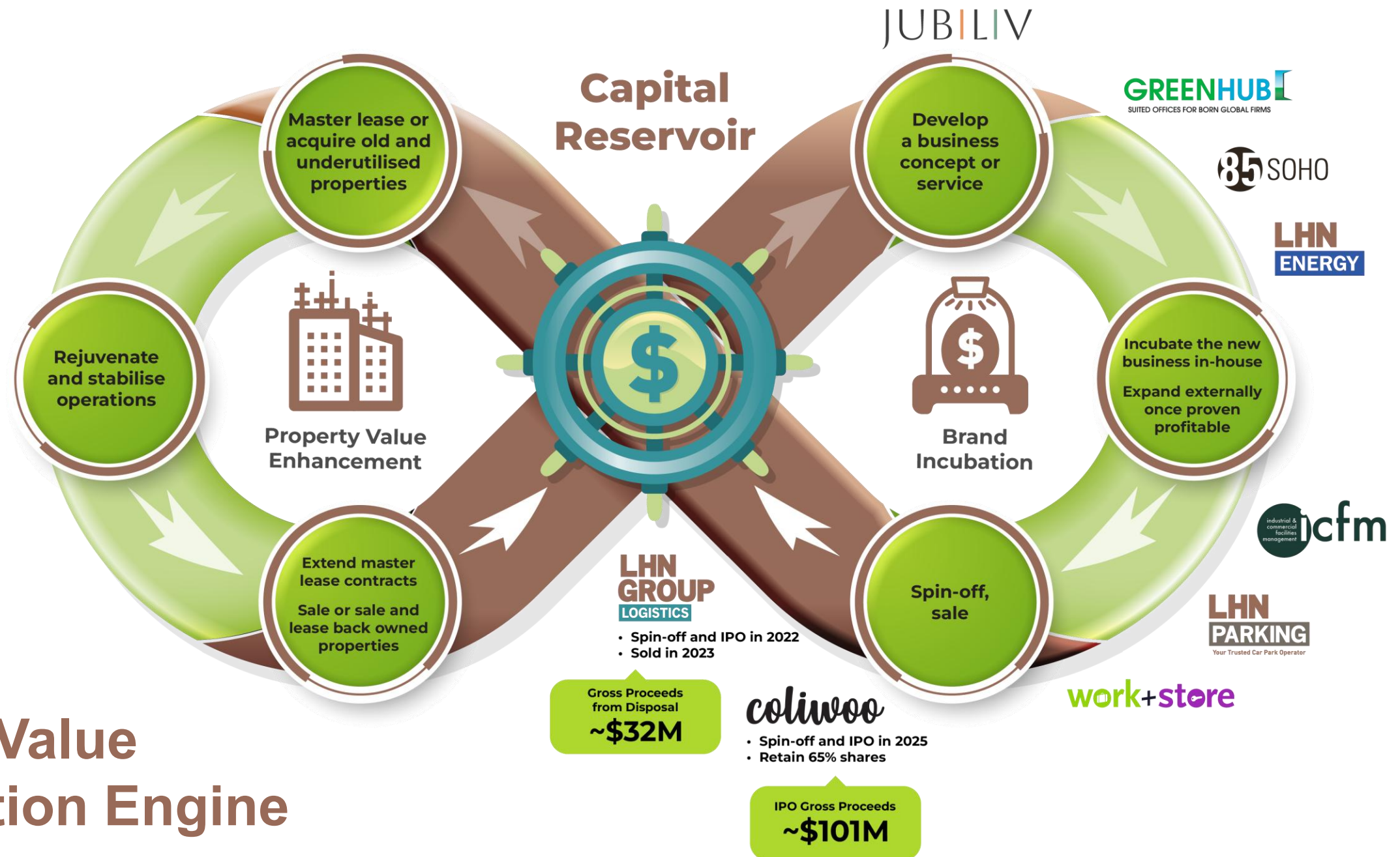


Energy Business

12.3MW

Solar Capacity

LHN Value Creation Engine





The Engine in Action: The LHN Playbook at Amber Road Property: ~S\$27M in, ~S\$46.6M out



ACQUISITION

Acquired Price: ~S\$27M
Number of Rooms: 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%)



The Engine in Action: From Market Gap to SGX Mainboard Listing



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:

Average portfolio occupancy of 92.5% in FY2024, 96.1% in FY2025 and 97.0% in 1H2026.



SPIN-OFF & IPO

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

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

Improvement on Financial upon Listings:

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

Financial Strength

Stronger Balance Sheet, Greater Financial Flexibility



REVENUE

1H2026

S\$60.9M

-13.7% y-o-y

PROFIT BEFORE TAX

1H2026

S\$25.9M

+43.6% y-o-y

CASH & CASH EQUIVALENTS

AS AT 31 MAR 2026

S\$129.0M

+110.9% from S\$61.2M
as at 30 Sep 2025

NET GEARING RATIO

AS AT 30 SEP 2025

46.2%

AS AT 31 MAR 2026

 **36.0%**

NET ASSET VALUE PER SHARE

AS AT 30 SEP 2025

61.93¢

AS AT 31 MAR 2026

69.29¢

DIVIDEND PER SHARE

FY2025

4.0¢

1H2026

1.0¢

(Interim)

Growth Roadmap and Capital Allocation

1. Space Optimisation • Work+Store property acquisition • Commercial master lease renovation works	30%
2. Property Development • 5% stake in an industrial property redevelopment at 680 Upper Thomson Road	5%
3. Facilities Management • Potential eldercare property acquisition • Worker dormitory master lease renovation works • Purchase of smart technologies for integrated facilities management business • Purchase of carpark equipment for new carpark contracts	60%
4. Energy Business • Purchase of solar equipment to build solar capacity	5%

Q&A

Investor Relations Contact

Emily Choo | +65 9734 6565 | emily@gem-comm.com

Royston Tan | +65 9766 4836 | roystontan@gem-comm.com

