(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 Announces Proposed S$134 Million Sale and Leaseback of Coliwoo Midtown

- **Proposed sale of Coliwoo Midtown, the Group's 212-room co-living development at 141 Middle Road, for S$134 million**
- **Cash proceeds on sale will further advance the Group's capital recycling initiatives and asset-light strategy**
- **10-year leaseback keeps the property in the Group's portfolio under the Coliwoo brand, maintaining operational control and rooms under management**


**Singapore, 06 August 2026 – Coliwoo Holdings Limited (SGX: W8W)** ("**Coliwoo**", "**CHL**" or the "**Company**", and together with its subsidiaries, the "**Group**"), a leading co-living operator in Singapore, announced the proposed sale and leaseback of **Coliwoo Midtown**, its 212-room co-living development at 141 Middle Road (the "**Property**"). The Group's 80%-owned subsidiary, Coliwoo (TK) Pte. Ltd., has entered into a put and call option agreement with DBS Trustee Limited, in its capacity as trustee of CLAS Uptown Trust, to sell the Property for S$134 million (excluding GST), with the Group leasing back and continuing to operate the Property upon completion (the "**Proposed Sale and Leaseback**").

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| Maybank Securities Pte. Ltd. is the Issue Manager and Global Coordinator for the initial public offering of the ordinary shares in, and listing of Coliwoo Holdings Limited on the Mainboard of the Singapore Exchange Securities Trading Limited. |

*Featuring Coliwoo Midtown's room interior and communal facilities*

**Transaction Overview**

The purchase price of S$134 million was negotiated on an arm's length basis and on a willing-buyer and willing-seller basis, taking into account the independent valuation of the Property by Savills Valuation and Professional Services (S) Pte. Ltd. and comparable market transactions.

On completion, the Group will lease the Property back for a term of **10 years** and continue to operate it as "Coliwoo Midtown". All 212 rooms remain in the Group's portfolio, moving from the Owned segment to the Leased segment — with operations, community programming and service delivery staying with the Group's existing management team.

The Proposed Sale and Leaseback is a major transaction under Chapter 10 of the Listing Manual of the SGX-ST and is subject to, among other things, the approval of shareholders at an extraordinary general meeting to be convened. A circular setting out further details will be dispatched to shareholders in due course.

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**About Coliwoo Midtown**

Commencing operations in March 2026, Coliwoo Midtown — the Group's first new property since its listing on the SGX-ST Mainboard — is a six-storey mixed-use development repurposed from a former commercial building, which the Group acquired in May 2024. Located between Bugis, Bras Basah and Rochor, near key educational institutions such as Singapore Management University, the Property integrates accommodation, wellness amenities, communal dining and co-working spaces, anchoring the Group's city-fringe co-living cluster. Since its opening, Coliwoo Midtown has achieved an average occupancy rate of close to 90% in July 2026.

**Rationale**

The Proposed Sale and Leaseback is in line with the Group's asset-light strategy and continues its capital recycling initiatives, following the sale and leaseback of Coliwoo Hotel Pasir Panjang in January 2026 and the launch of its portfolio sale of freehold living assets in March 2026. It allows the Group to realise the value of the Property while retaining full operational control, with lease payments to be funded from operating cashflows.

The Group expects to recognise an estimated gross gain on disposal of approximately S$9.2 million upon completion of the transaction. After transaction expenses and repayment of borrowings, net proceeds generated from the sale will fund working capital for the Group's existing projects and the continued growth of its business.

The transaction also comes as capital markets redefine long-term rental housing as an institutional asset class — investment in the Asia-Pacific living sector rose 38% year-on-year to US$13.8 billion in 2025, the second-fastest pace of any real estate sector.[1]

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

> ***"The sale and leaseback of a sizeable asset such as Coliwoo Midtown not only underscores our commitment to an asset-light and capital-efficient growth strategy, but also demonstrates our ability to transform underutilised properties into institutional-grade investment assets. Through our capital recycling model encompassing acquisition, renovation, operation, disposal and leaseback, we can unlock capital, realise value and redeploy resources into new growth opportunities while maintaining operational continuity.***
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> ***Strategic acquisitions complement our master lease model by providing greater control over our growth pipeline, while disposal and leaseback transactions enable us to recycle capital, enhance returns and support portfolio expansion. This creates a virtuous cycle that supports the sustainable expansion of our portfolio as we work towards 10,000 rooms by 2030 — while maintaining operational control and rooms under management."***

#End#

[1] CapitaLand Investment research, as reported in "Investors home in on Singapore co-living, Hong Kong student housing in Apac's US$13.8 billion living boom", The Business Times, 27 July 2026.

## 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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This press release may contain forward-looking statements that involve assumptions, risks, and uncertainties. Actual future performance, outcomes, and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties, and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and developments, shifts in expected levels of occupancy rate and property rental income, changes in operating expenses (including employee wages, benefits, and training costs), governmental and public policy changes, and the continued availability of financing in the amounts and the terms necessary to support future business.

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").