

**ACQUISITION OF THE HOTEL STRATA LOT LOCATED AT
2 CHANGI BUSINESS PARK AVENUE 1, SINGAPORE 486015**

INTRODUCTION

The board of directors (the “**Board**” or the “**Directors**”) of Coliwoo Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that Coliwoo Project Ace Pte Ltd (the “**Purchaser**”), a wholly-owned subsidiary of the Company, has entered into a put and call option agreement (the “**Put and Call Option Agreement**”) with Perpetual (Asia) Limited (in its capacity as trustee of Viva Trust) (the “**Vendor**”) on 30 January 2026 in respect of the sale and purchase of the leasehold estate in respect of the hotel strata lot (which also includes some retail units) located at 2 Changi Business Park Avenue 1, Singapore 486015 (the “**Property**”), together with certain mechanical and electrical equipment, free from all encumbrances as at completion (the “**Acquisition**”).

INFORMATION ON THE VENDOR

The Vendor is the trustee of Viva Trust, a wholly-owned sub-trust of ESR-REIT.

INFORMATION ON THE PROPERTY

Located at 2 Changi Business Park Avenue 1, the Property is part of ESR BizPark @ Changi. The Property comprises a hotel block with more than 250 rooms and retail space at the ground floor.

THE PUT AND CALL OPTION AGREEMENT

The Acquisition is by way of the Vendor granting a lease in relation to the Property to the Purchaser, with such lease to be registered with the Singapore Land Authority (the “**Vendor Lease**”). The term of the Vendor Lease is for a period commencing from the date of completion of the Acquisition, and expiring on the date falling one day before the expiry of the lease of the ESR BizPark @ Changi with JTC Corporation (being 30 years commencing from 1 February 2008) (the “**Initial Term**”), with an option to renew for 30 years on the terms of the Vendor Lease, provided that the Initial Term is extended and the Purchaser pays its share of the premium payable to JTC Corporation.

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.

The principal terms of the Put and Call Option Agreement are set out below:

Purchase Price	:	S\$101,000,000.00 (excluding GST)
Payment of Purchase Price	:	Option Fee: 10% of the Purchase Price Payable upon execution of the Put and Call Option Agreement and shall be applied in full towards payment of the deposit on the date of the purchase agreement for the Acquisition. Balance Purchase Price: 90% of the Purchase Price Payable together with GST on the Purchase Price on completion subject to any adjustments.
Call Option Exercise Period	:	The period of two (2) business days commencing from the date of the written fulfilment notice served by the Purchaser to the Vendor.
Put Option Exercise Period	:	The period of two (2) business days commencing from the date of the written fulfilment notice served by the Purchaser to the Vendor.
Conditions for Exercise	:	If required, the written agreement of JTC for the Acquisition on terms satisfactory to the Purchaser and the Vendor.
Long Stop Date	:	31 March 2026 or, subject to applicable laws and regulations, such other date as the parties may mutually agree in writing.
Delivery	:	The Vendor shall deliver vacant possession of the parts of the Property not occupied by an occupier pursuant to an occupation agreement on completion.

LISTING MANUAL IMPLICATION(S)

The Group owns and operates co-living spaces for lease. The Group focuses on acquiring or leasing old, unused and underutilised properties and transforming them into modern and trendy co-living spaces which we either manage and operate under the Coliwoo brand or lease to other unrelated third-party operators. The Group also provides professional property enhancement and/or property management services for landlords. From time to time, the Group may also make strategic investments into property holding or property leasing entities.

The Acquisition is part of the Group's strategy and plan to expand its portfolio of co-living properties. Accordingly, the entry into the Put and Call Option Agreement for the purposes of acquiring and operating the Property is in the Group's ordinary course of business.

The disclosure requirements of this announcement in respect of the Acquisition are referenced from Chapter 7 of the Listing Manual of the Singapore Exchange Securities Trading Limited. The Acquisition is not expected to have any material financial impact on the consolidated net tangible asset per share and the consolidated earnings per share of the Group for the financial year ending 30 September 2026.

INTEREST OF DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

As at the date of this announcement, to the best of the knowledge of the Board, none of the Directors or substantial shareholders of the Company have any interest, direct or indirect, in the Acquisition or the Property, other than by reason of their respective shareholding interests in the Company, where applicable.

FURTHER ANNOUNCEMENTS

Further announcements will be released on this matter as and when there are material developments.

DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the Put and Call Option Agreement is available for inspection at the Company's registered office at 10 Raeburn Park, #02-08, Singapore 088702 during normal business hours during any weekday (except public holidays) for a period of three (3) months from the date of this announcement.

UPDATE ON USE OF PROCEEDS FROM INITIAL PUBLIC OFFERING ("IPO")

The Option Fee of S\$10,100,000 payable by the Group to the Vendor was funded through the utilisation of the Company's IPO proceeds. Following the utilisation, an update on the use of IPO proceeds is as follows:

S/N	Purpose of IPO Proceeds	Amount Allocated	Amount Utilised	Balance
		S\$'000	S\$'000	S\$'000
1	Expansion, growth and asset enhancement of co-living business undertaken through leased properties in existing and new markets	40,000	4,687	35,313
2	Expansion, growth and asset enhancement of co-living business undertaken through owned and joint venture properties in existing and new markets	34,000	14,885	19,115
3	Repayment of loans	12,000	6,360	5,640
4	General working capital purposes, including operational expenses such as manpower costs, marketing expenses and professional fees	10,213	3,180	7,033
5	Listing expenses	4,767	4,767	-
	Total	100,980	33,879	67,101

The above utilisation is in accordance with the intended use of proceeds of IPO as stated in the Company's prospectus dated 28 October 2025.

IPO proceeds used for general working capital comprise (a) S\$1,386,000 for the placement of funds as a debt servicing reserve in accordance with conditions precedent for banking facilities; (b) S\$1,569,433 for manpower costs; and (c) S\$225,000 for lease payments.

The Company will continue to make periodic announcements via SGXNET on the utilisation of the balance of the gross proceeds from the IPO as and when such proceeds are materially disbursed.

BY ORDER OF THE BOARD

Lim Lung Tieng

Executive Chairman and Chief Executive Officer

30 January 2026