

coliwoo

Coliwoo Holdings Limited

1HFY2026 Business Updates

May 2026



Disclaimer

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- 2 1HFY2026 Financial Highlights
- 3 Growth Strategies & Business Outlook

Corporate Overview



Colivoo's co-living business was established in 2018 and is Singapore's leading co-living operator with a portfolio of 3,568 rooms strategically located in high-demand residential clusters across the island.

**SGX:
W8W**

Stock Code

~S\$240m

Market Cap on SGX
(As of 15 May 2026)

65% 35%

Controlling Shareholders Free Float

Shareholding
*Approximate Figure



Coliwoo Orchard
Studios for Illustration

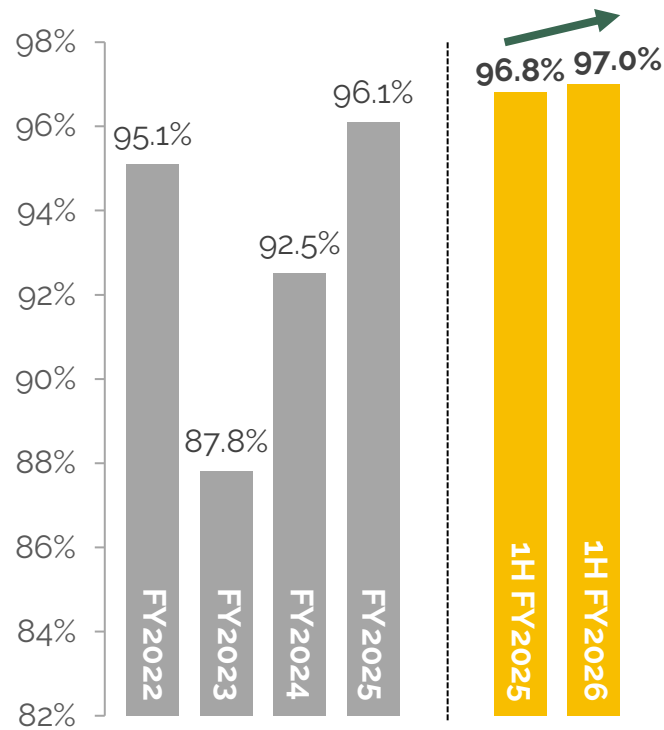
PORTFOLIO

No. of Rooms by Project Type – across 28 Locations

| As at 31 Mar 2026 | Coliwoo Portfolio | | |
|-------------------|-------------------|----------------|--------------|
| | Owned | Leased | Managed |
| No. of Rooms | 1,136 (32%) | 1,907 (53%) | 525 (15%) |
| Total Rooms | 3,568* | | |

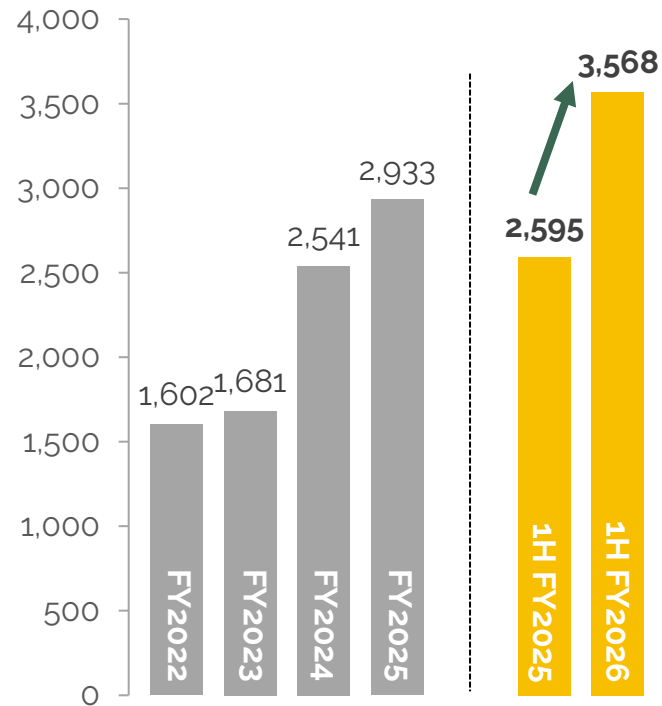
*Out of 3,568 rooms, 1,021 rooms are under renovation (with majority expected to be ready and operational by FY2026)

Operating Performance



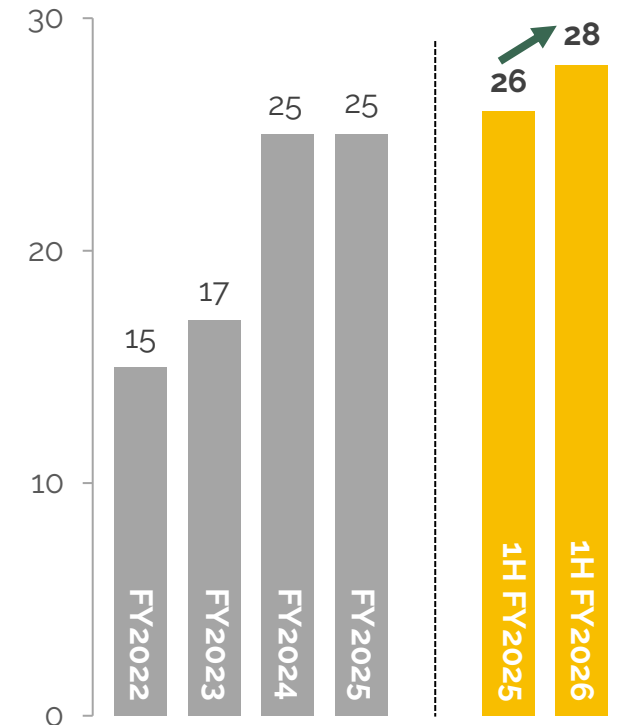
AVERAGE OCCUPANCY RATE

▲ 0.2%



TOTAL ROOMS SECURED

▲ 973 rooms



TOTAL LOCATIONS

▲ 7.7%

PORTFOLIO

12
Owned
Properties

1,136
Rooms



48 Arab St.



320 Balestier Rd.



471 Balestier Rd.



75 Beach Road (L5, L6)



298 River Valley Rd.



288 River Valley Rd.



450 & 452 Serangoon Rd.



99 Rangoon Rd.



141 Middle Rd.



50 Armenian St.
(Upcoming)



1 King George's Avenue
(Upcoming)



2 Changi Business Park
Avenue 1
(Upcoming)

11 Leased Properties

1,907 Rooms



2 Mount Elizabeth Link



Lavender Collection



40 & 42 Amber Rd.



404 Pasir Panjang Rd.



31 Boon Lay Drive



1A Lutheran Rd.



10 Raeburn Park



150 Cantonment Rd.



1557 Keppel Rd.



260 Upper Bukit Timah Rd.



159 Jalan Loyang Besar
(Upcoming)

PORTFOLIO

5
Managed
Properties

525
Rooms



268 River Valley Rd.



453 Balestier Rd.



Singapore

Foreign Healthcare Worker Accommodation managed on behalf of MOH Holdings (MOHH)

Total: 701 beds



Boundary Close



Ulu Pandan Rd.





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FINANCIAL HIGHLIGHTS

Financial Results

For the 6 months ended 31 Mar 2026



GROUP REVENUE

S\$26.9M

SINGAPORE DOLLARS



PROFIT ATTRIBUTABLE TO
SHAREHOLDERS ("PATMI")

S\$13.4M

SINGAPORE DOLLARS



ADJUSTED PATMI

S\$8.6M

SINGAPORE DOLLARS



NET ASSET VALUE
PER SHARE

47.32

SINGAPORE CENTS

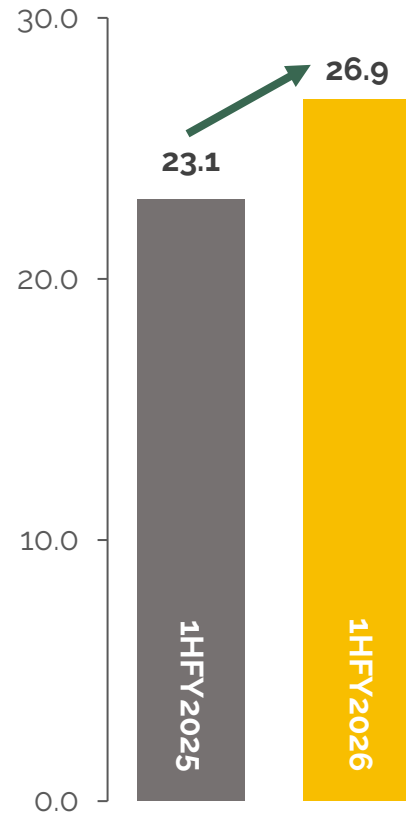


EARNINGS PER SHARE

2.80

SINGAPORE CENTS

1HFY2026 Income Highlights



TOTAL REVENUE (S\$M)

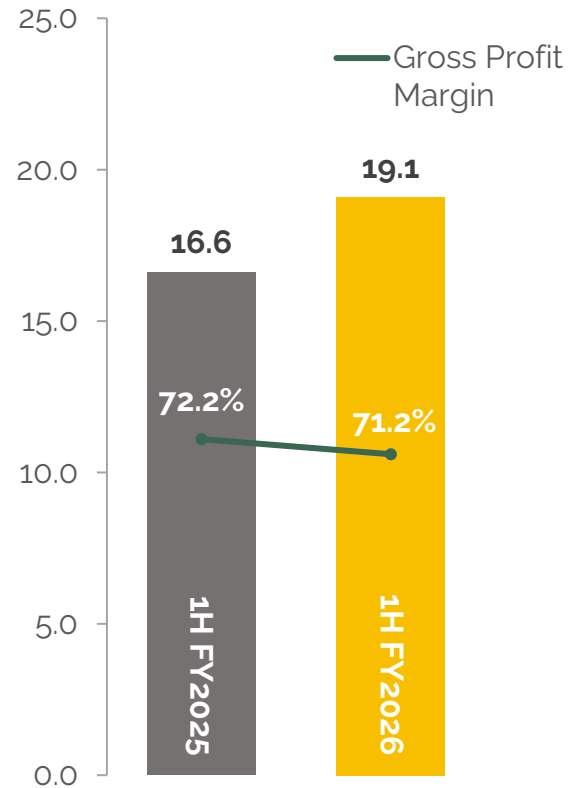


Revenue Breakdown

| S\$'000 | 1HFY2026 | 1HFY2025 | Change |
|---------------------|---------------|---------------|---------------|
| Rental income from | | | |
| -Leased properties | 19,144 | 15,999 | +19.7% |
| -Owned properties | 3,716 | 3,772 | -1.5% |
| Facilities services | 1,683 | 1,665 | +1.1% |
| Management services | 2,314 | 1,606 | +44.1% |
| Others | 13 | 11 | +18.2% |
| Total | 26,870 | 23,053 | +16.6% |

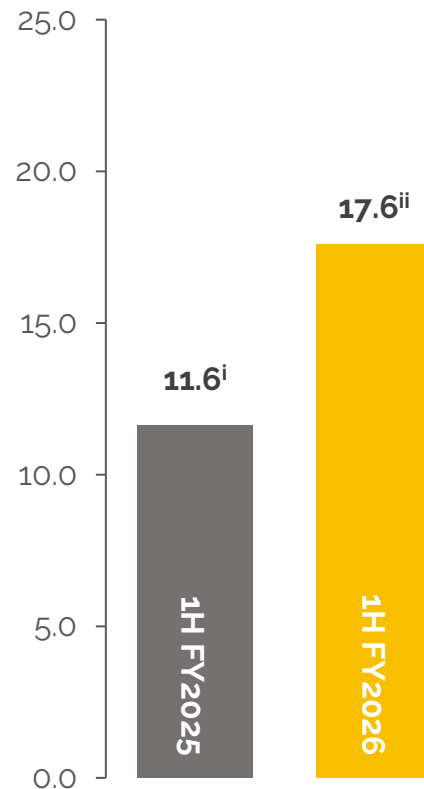
FINANCIAL HIGHLIGHTS

1HFY2026 Financial Highlights



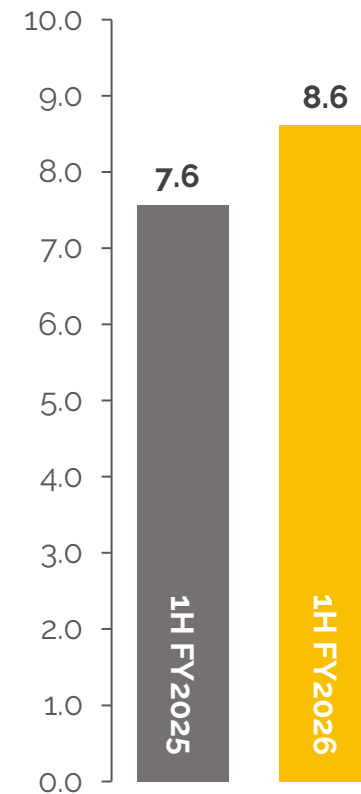
GROSS PROFIT (\$M)

 ▲ **14.9%**



PROFIT BEFORE INCOME TAX (\$M)

 ▲ **51.1%**



ADJUSTED PATMI (\$M)ⁱⁱⁱ

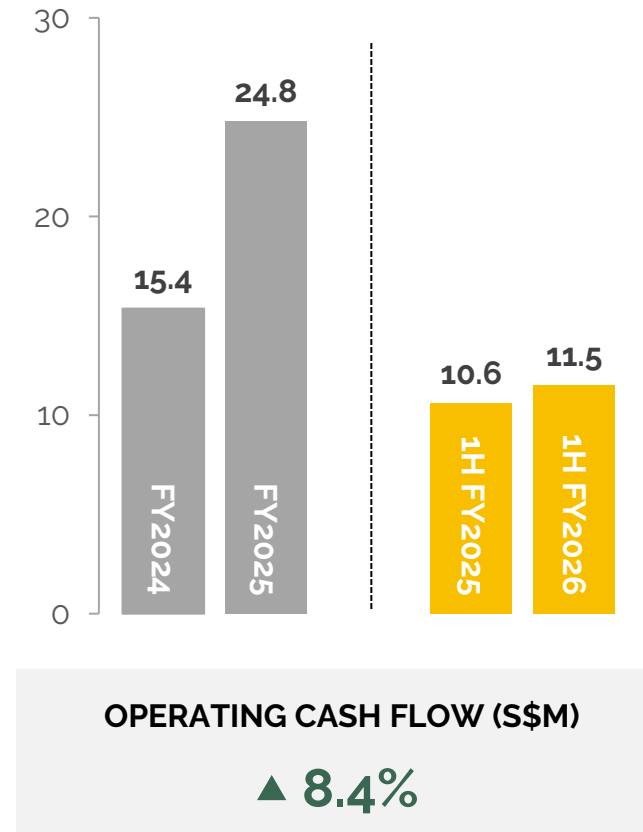
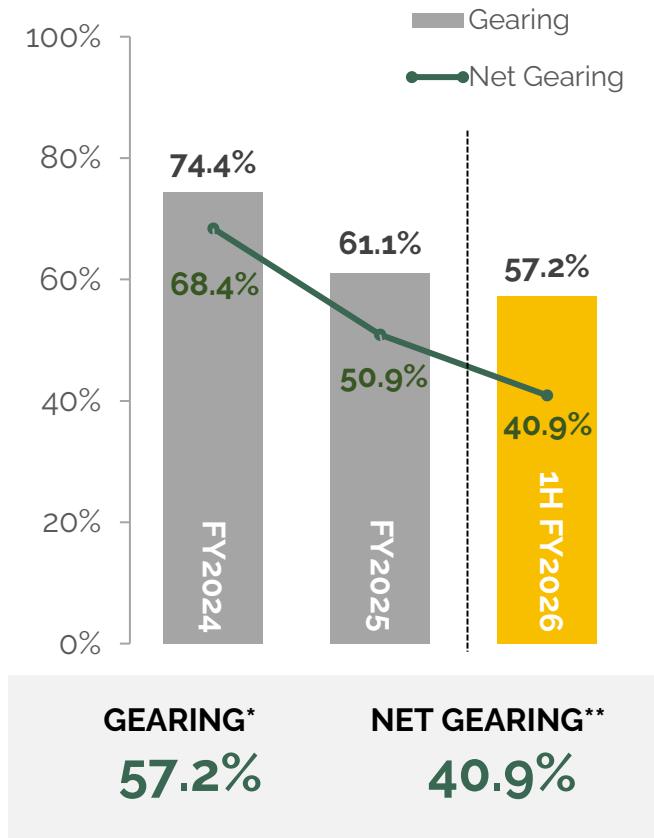
 ▲ **13.9%**

ⁱ Included fair value loss of S\$5.5M

ⁱⁱ Included fair value gain of S\$5.9M

ⁱⁱⁱ Adjusted PATMI excludes fair value gains/losses on owned and JV investment properties, gain on disposal of subsidiary and IPO listing expenses, and is adjusted for the gain from net investment in subleases to be recognised over the three-year sublease term commencing 1 April 2025 for year-on-year comparability.

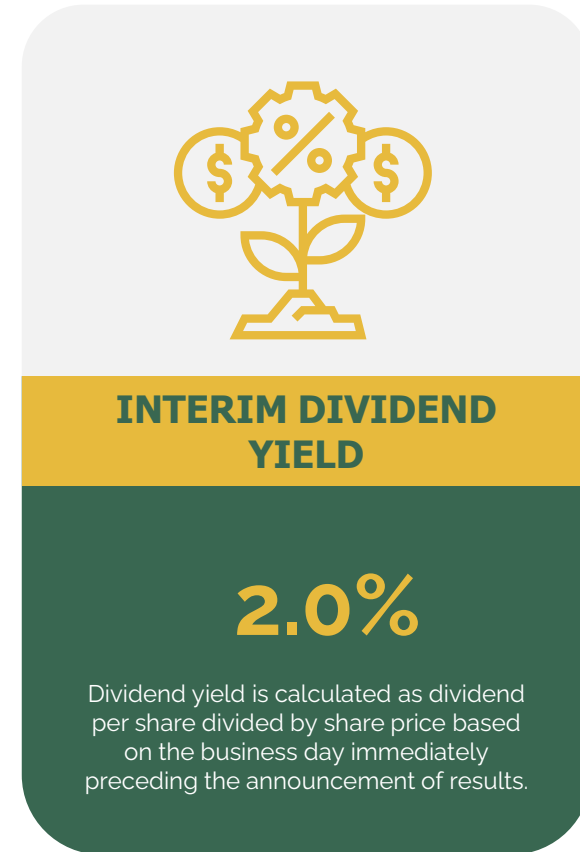
Other Key Ratios / Metrics



- * Gearing ratio is equal to interest-bearing debt divided by total capital and multiplied by 100%. As at 31 March 2026, interest-bearing debt is calculated as the sum of bank borrowings, amount due to immediate holding company and lease liabilities. As at 30 September 2025, interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities, and excludes loan from immediate holding company as this is part of the immediate holding company's investment in the Group prior to the Company's listing. Total capital is calculated as interest-bearing debt plus total equity.
- ** Net gearing ratio is equal to net interest-bearing debt divided by total capital and multiplied by 100%. Net interest-bearing debt is calculated as interest-bearing debt as defined above, minus cash and bank balances and fixed deposits with banks. Total capital is calculated as interest-bearing debt plus total equity.

Stock Price Performance & Dividends

1HFY2026



DIVIDEND POLICY

Targeted Dividend Payout Ratio

- We intend to recommend and distribute dividends of **not less than 40% of our Group's profit attributable to equity holders of our Company** after adding back listing expenses and excluding fair value gains/losses on owned and joint venture investment properties, impairment/write-off assets, non-recurring and one-off items, **for FY2025 and FY2026**

Dividend Recommendation by Board

- The form, frequency and amount of future dividends on our Shares that our Directors may recommend or declare in respect of any particular financial year or period will be subject to the factors outlined below as well as any other factors deemed relevant by our Directors:
 - i. the level of our cash and retained earnings;
 - ii. our actual and projected financial performance;
 - iii. our projected levels of capital expenditure and expansion plans;
 - iv. our working capital requirements and general financing condition;
 - v. the ability of our subsidiaries to declare and pay any dividends to our Company;
 - vi. restrictions on payment of dividends imposed on us by our financing arrangements (if any) and other contractual restrictions binding on us;
 - vii. any financial, regulatory or general economic conditions and other risk factors that may be applicable to us and/or our industry; and
 - viii. the terms of borrowing arrangements (if any).

Key Disclaimers

- Investors should note that the foregoing statement on the Proposed Dividends is merely a statement of our present intention and shall not constitute a legally binding obligation on our Company or a legally binding statement in respect of our future dividends, and may be subject to modification (including reduction or non-declaration thereof) in our Directors' sole and absolute discretion. Investors should not treat the Proposed Dividends as an indication of our Group's future dividend policy.



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Portfolio Scaling



Target to acquire at least 800 new rooms per year, over the next 3 years.

Asset-Light Growth



Pursue an asset-light strategy through master leases and management contracts.

Capital Recycling



Active capital recycling to unlock value from stabilised assets and redeploy proceeds into higher-yielding opportunities.

Overseas Expansion



Pursue overseas expansion via value-add acquisitions, enhancing and stabilising assets before sale-and-leaseback.

BUSINESS OUTLOOK

Pipeline Projects

| | | | | |
|----------------------------------|---|--|---|---|
| |  |  |  |  |
| | 159 JALAN LOYANG BESAR | 2 CHANGI BUSINESS PARK AVENUE 1 | 1 KING GEORGE'S AVENUE | 50 ARMENIAN STREET |
| Estimated No. of Rooms | 380 | 368 | 153 | 120 |
| Commercial Area | ≈10,695 sqft | ≈2,368 sqft | ≈2,450 sqft | ≈1,700 sqft |
| Expected Operational Date | 3Q FY2026 | 1Q FY2027 | 4Q FY2027 | 1Q FY2028 |

BUSINESS OUTLOOK

Coliwoo Midtown

141 Middle Road



CO-LIVING SERVICED APARTMENT | 212 ROOMS

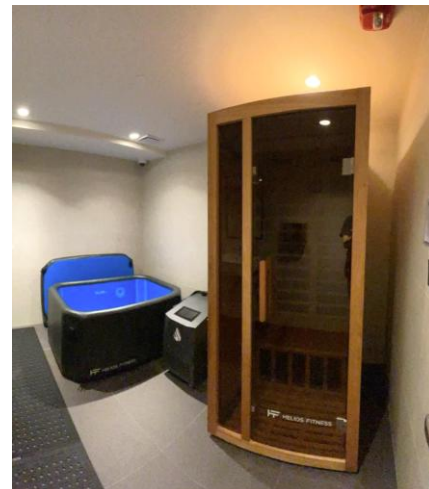


BUSINESS OUTLOOK

Coliwoo Midtown

141 Middle Road

CO-LIVING SERVICED APARTMENT | 212 ROOMS



BUSINESS OUTLOOK

Coliwoo Resort Changi

159 Jalan Loyang Besar

CO-LIVING RESORT STYLE CHALET | 380 ROOMS



Artist's Impressions



Work-in-Progress (Apr 2026)



Work-in-Progress (Apr 2026)

BUSINESS OUTLOOK

Coliwoo Resort Changi

159 Jalan Loyang Besar



CO-LIVING RESORT STYLE CHALET | 380 ROOMS



Coliwoo Changi Business Park

2 Changi Business Park Avenue 1

CO-LIVING HOTEL | 368 ROOMS



Completion of Acquisition of Hotel Asset for Co-Living Expansion

- On 27 March 2026, the Group announced the completion of acquisition of the leasehold estate in respect of the hotel strata lot located at 2 Changi Business Park Avenue 1 for S\$101 million.
- The Hotel Strata Lot currently comprises a hotel building featuring more than 250 rooms and retail space at ground floor.
- **As part of our asset enhancement and intensification initiative, the hotel will undergo redevelopment works to optimise the existing built-up area and increase the total room inventory to 368 rooms.**
- The agreement includes an option to renew for a further 30 years, securing the Group's long-term presence in this strategic precinct.
- The asset's location in Changi Business Park provides access to an established corporate tenant base, whilst its proximity to Changi Airport enables the property to serve multiple market segments – including transit passengers, aviation personnel, and professionals engaged in the Changi Terminal 5 construction project.

50 Armenian Street

CO-LIVING HOTEL | 120 ROOMS



Artist's Impressions

colivoo

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colivooholdings.com

Thank you

