

coliwoo

Coliwoo Holdings FY2025 Results Briefing

5 December 2025



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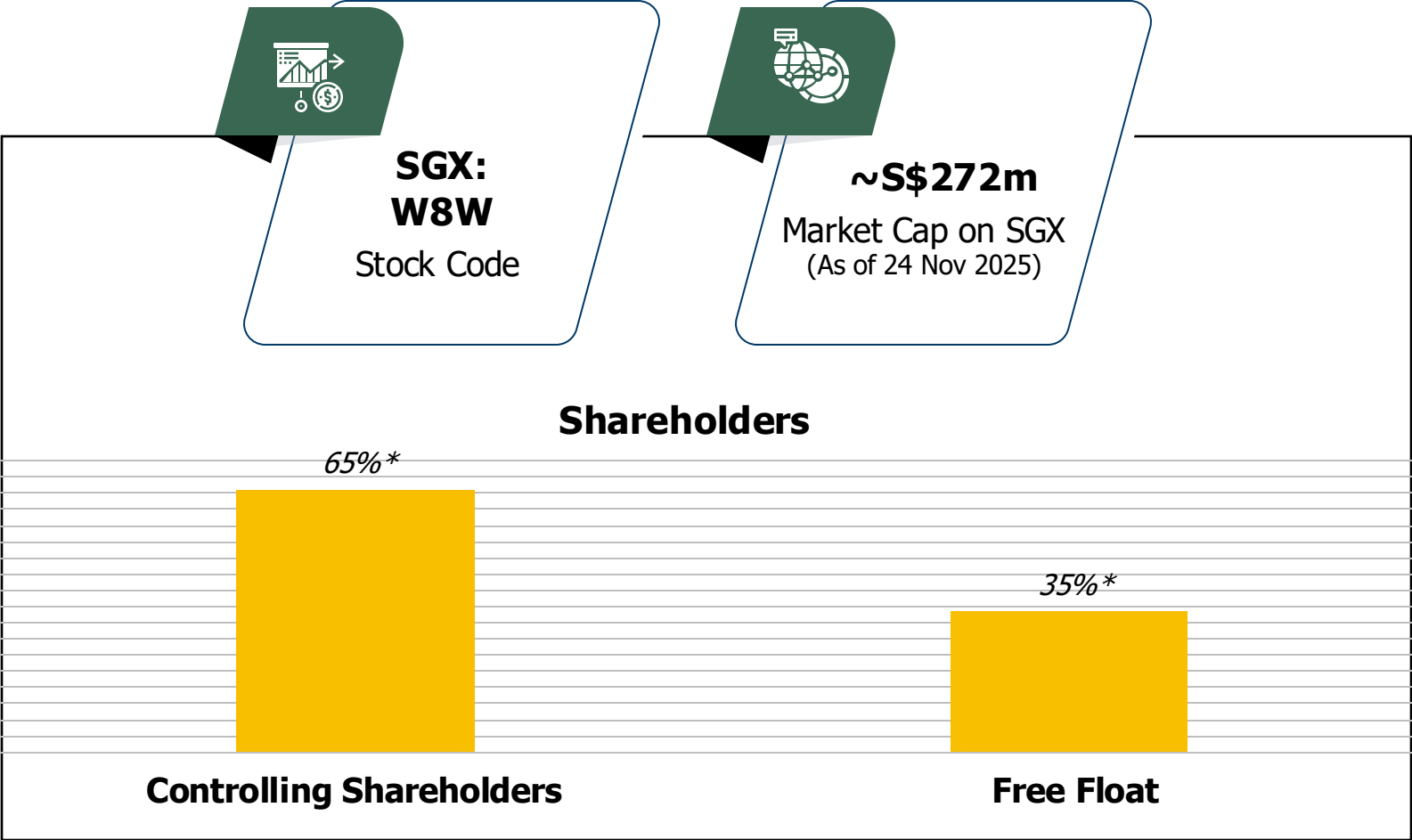
Content

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- 2 Operating Performance
- 3 FY2025 Financial Highlights
- 4 Business Outlook & Growth Strategies

Corporate Overview



Coliwoo’s co-living business was established in 2018 and is Singapore’s leading co-living operator with a portfolio of close to 3,000 rooms strategically located in high-demand residential clusters across the island.





PORTFOLIO

NO. OF ROOMS BY PROJECTS

	Coliwoo Portfolio		
	Owned	Leased	Managed
AS AT 30 SEP'25	670	1,855	408
TOTAL	2,933		

*Out of 2,933 rooms, 714 rooms are under renovation (with majority expected to be ready and operational by FY2026)

OWNED PROPERTIES



99 Rangoon Rd.



48 Arab St.



471 Balestier Rd.



75 Beach Road (L5, L6)



320 Balestier Rd.



404 Pasir Panjang Rd.



298 River Valley Rd.



288 River Valley Rd.



**450 & 452
Serangoon Rd.**



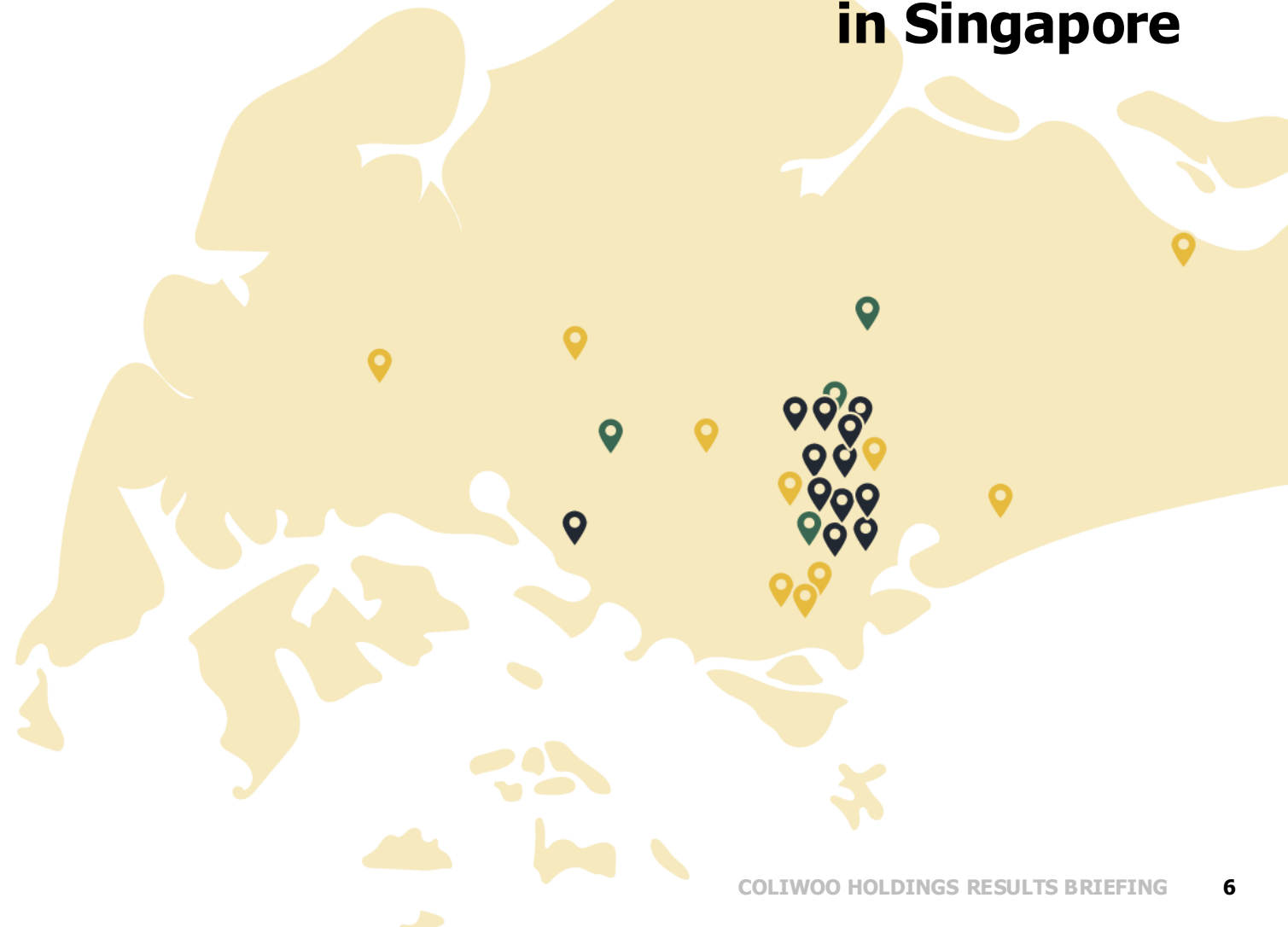
**141 Middle Rd.
(Upcoming)**



**50 Armenian St.
(Upcoming)**

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25 Strategic Locations in Singapore



LEASED PROPERTIES



40 & 42 Amber Rd.



Lavender Collection



1A Lutheran Rd.



1557 Keppel Rd.



2 Mount Elizabeth Lk.



150 Cantonment Rd.



31 Boon Lay Dr.



10 Raeburn Pk.



260 Upper Bukit
Timah Rd.



159 Jalan Loyang
Besar
(Upcoming)

MANAGED PROPERTIES



Boundary Cl.



Ulu Pandan.



453 Balestier Rd.



268 River Valley Rd.

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25 Strategic Locations in Singapore



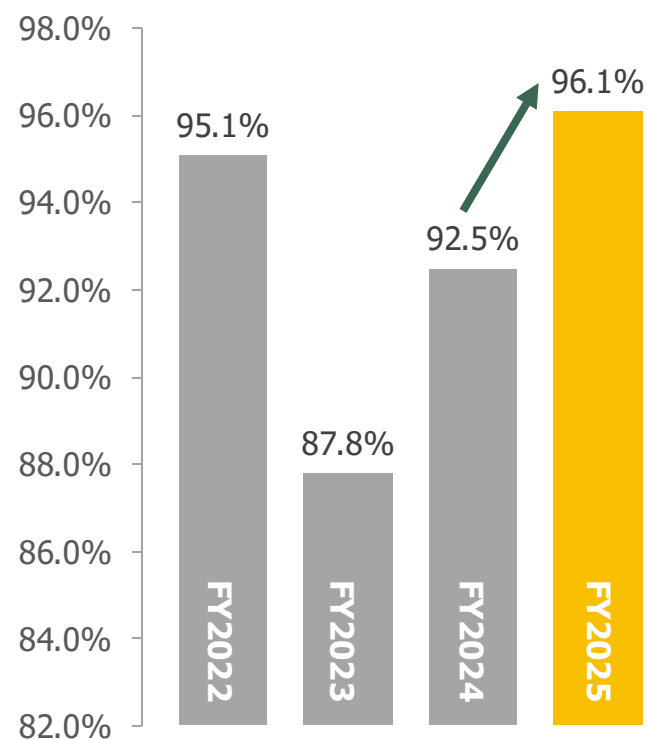


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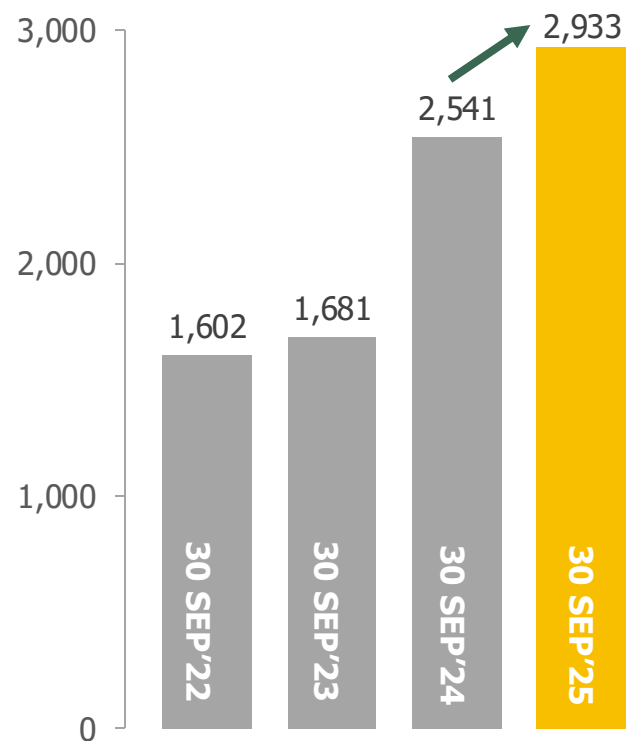
OPERATING PERFORMANCE

OPERATING DATA



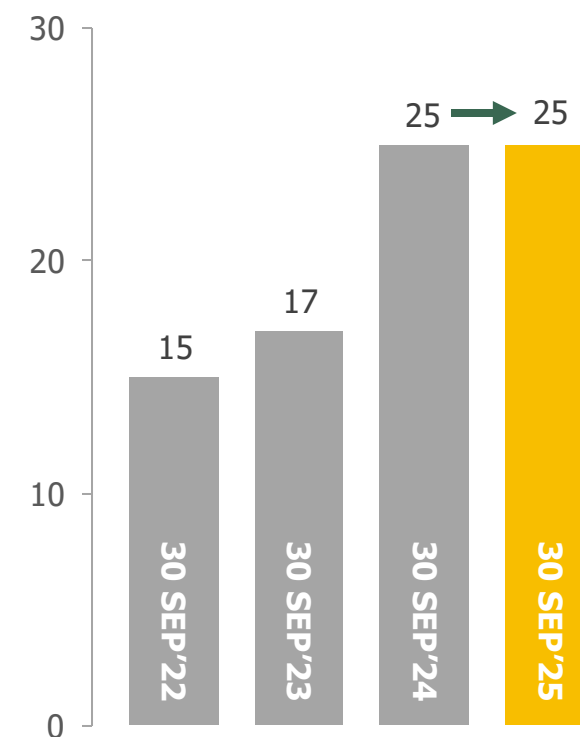
AVERAGE OCCUPANCY RATE

 **▲ 3.6%**



TOTAL KEYS SECURED

 **▲ 15.4%**



TOTAL LOCATIONS

 **◄ 0%**

PROJECT LAUNCH IN FY2025

COLIWOO HOTEL KAMPONG GLAM

CO-LIVING HOTEL | 24 ROOMS
OPERATIONAL DATE | MAY 2025



PROJECT LAUNCH IN FY2025

COLIWOO BUKIT TIMAH FIRE STATION

CO-LIVING SERVICED APARTMENT | 62 ROOMS
OPERATIONAL DATE | OCT 2025





CAPITAL RECYCLING

Disposal of The Group's Stake in Its Subsidiary that Owns 115 Geylang Road Property

- On 31 July 2025, the Group completed the sale of its subsidiary that owns 115 Geylang Road for S\$25.8 million.
- The net proceeds from this sale is expected to improve the Group's cash flow position and provide additional working capital for business operations.



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FINANCIAL PERFORMANCE

FINANCIAL RESULTS

For the financial year ended 30 September 2025



GROUP REVENUE

S\$46.7M

SINGAPORE DOLLARS



CORE PATMI*

S\$22.9M

SINGAPORE DOLLARS



PROFIT ATTRIBUTABLE
TO SHAREHOLDERS

S\$15.0M

SINGAPORE DOLLARS



NET ASSET VALUE
PER SHARE

40.30

SINGAPORE CENTS



EARNINGS PER SHARE

4.82

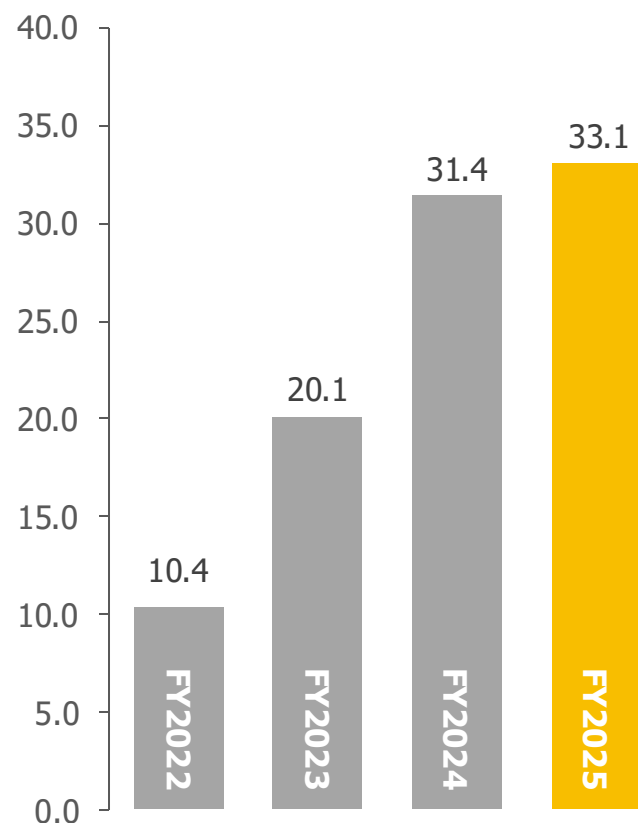
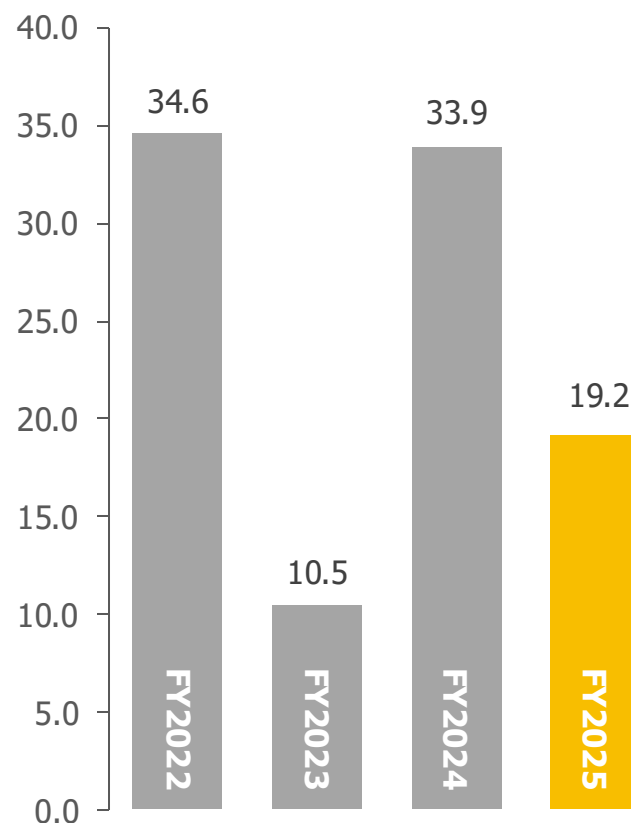
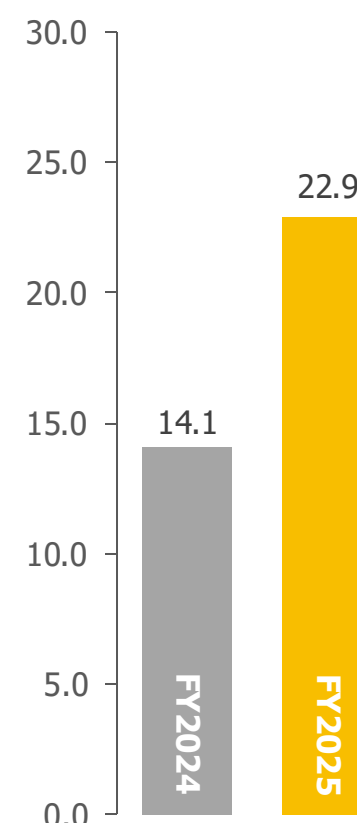
SINGAPORE CENTS

*Core PATMI is PATMI adjusted for fair value changes (including share of joint venture investment properties), listing expenses and other non-operational items.

KEY FINANCIAL INFORMATION – INCOME STATEMENT (1/2)



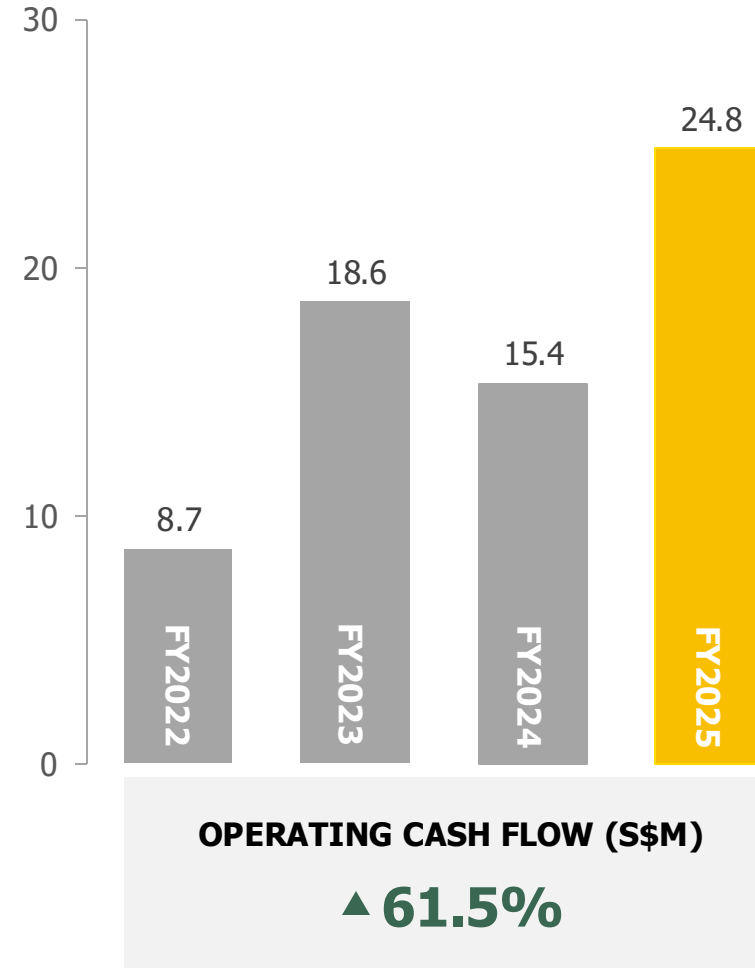
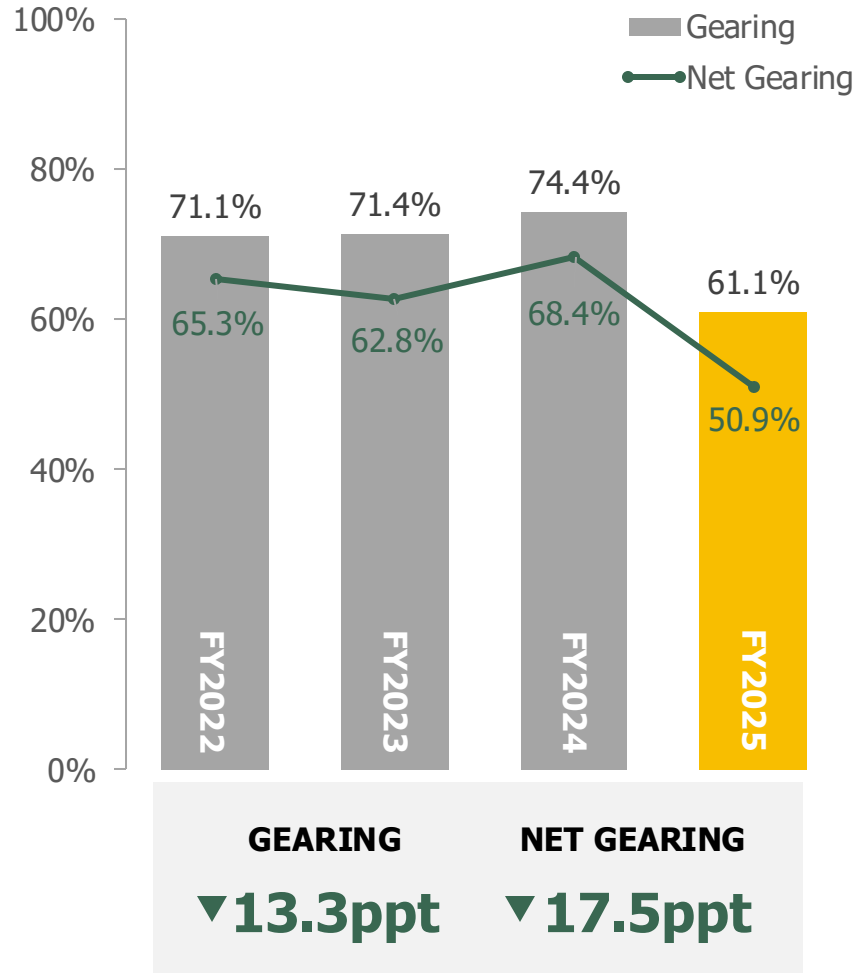
KEY FINANCIAL INFORMATION – INCOME STATEMENT (2/2)


GROSS PROFIT (S\$M)
 **▲ 5.5%**

PROFIT BEFORE INCOME TAX (S\$M)
 **▼ 43.3%**

CORE PATMI* (S\$M)
 **▲ 62.6%**

*Core PATMI is PATMI adjusted for fair value changes (including share of joint venture investment properties), listing expenses and other non-operational items.

Information as of 30 September 2025

OTHER KEY RATIOS/METRICS



*Gearing ratio is equal to interest-bearing debt divided by total capital and multiplied by 100%. Interest-bearing debt is calculated as the sum of bank borrowings and lease liabilities. Total capital is calculated as interestbearing 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 the sum of bank borrowings and lease liabilities 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



STOCK PRICE ON SGX

56.5

SINGAPORE CENTS

(As of 24 Nov 2025)



DIVIDEND PER SHARE

2.0

SINGAPORE CENTS



DIVIDEND YIELD

3.5%

Dividend yield is calculated as dividend per share divided by share price based on the business day immediately preceding the announcement of results.



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GROWTH STRATEGIES

PORTFOLIO SCALING



Target to acquire at least 800 new rooms every 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.

BUSINESS OUTLOOK

PIPELINE PROJECTS

	 141 MIDDLE ROAD	 159 JALAN LOYANG BESAR	 50 ARMENIAN STREET	 1 KING GEORGE'S AVENUE
Estimated No. of Rooms	212	382	120	TBC
Commercial Area	≈3,700 sqft	≈10,695 sqft	≈1,700 sqft	TBC
Expected Operational Date	2Q FY2026	3Q FY2026	1Q FY2028	TBC

BUSINESS OUTLOOK

COLIWOO MIDTOWN

141 Middle Road



CO-LIVING SERVICED APARTMENT | 212 ROOMS



BUSINESS OUTLOOK

159 JALAN LOYANG BESAR

CO-LIVING RESORT STYLE CHALET | 382 ROOMS



BUSINESS OUTLOOK

50 ARMENIAN STREET

CO-LIVING HOTEL | 120 ROOMS



Artist's Impressions



CAPITAL RECYCLING

Acquisition of 1 King George's Avenue and Converting a Commercial Property to a Mixed-Use Co-Living and Commercial Space

- On 20 November 2025, the Group entered a 50:50 joint venture with Macritchie Development to acquire REHAU Building.
- The acquisition represents another step in Coliwoo's strategy of converting underutilized commercial properties into higher-yielding co-living assets.

Q&A



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coliwooholdings.com

THANK YOU

