

For Immediate Release

Coliwoo Announces Disposal of Subsidiary and Leaseback Arrangement

- Subsidiary Coliwoo PP Pte. Ltd. manages premium co-living hotel property at 404 Pasir Panjang Road
- Gross proceeds of S\$43.9 million unlocks property value while maintaining operational control through long-term leaseback arrangement
- Strategic capital recycling realises fair value gains for redeployment into higher-return opportunities
- All tenants, amenities and community programming remain under existing management

Estimated gain of S\$0.3 million expected to be recognised for FY2026 as fair value gains had been recognised in previous years



***Coliwoo Hotel Pasir Panjang, Coliwoo's Premium Co-Living Hotel, Located at 404
Pasir Panjang Road***

Singapore, 18 December 2025 – Coliwoo Holdings Limited (“Coliwoo” or the “Company”, and together with its subsidiaries, the “Group”), a leading co-living operator in Singapore, announced that it has entered into a sale and leaseback agreement involving the disposal of

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.



(Company Registration No: 202027332D)
(Incorporated in the Republic of Singapore on 7 September 2020)

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its 80% interest in its subsidiary, Coliwoo PP Pte. Ltd. (the “**Transaction**”), which manages the Coliwoo Hotel Pasir Panjang, a premium co-living hotel property at 404 Pasir Panjang Road.

Under the terms of the Transaction, the Group will dispose of its 80% interest in Coliwoo PP Pte. Ltd. while simultaneously entering into a leaseback arrangement. This structure allows Coliwoo to continue operating the co-living hotel property, thereby maintaining its portfolio of keys under management.

The Company views the disposal of Coliwoo PP Pte. Ltd. as beneficial to the Group after taking into consideration the agreed terms and conditions of the Transaction. This disposal exemplifies the Group’s capital recycling strategy – crystallising capital appreciation in mature assets at opportune moments, then redeploying the proceeds to strengthen the balance sheet and fund sustainable growth initiatives. By unlocking the value tied up in the property while retaining operational rights through the leaseback arrangement, the Group effectively transitions towards a more asset-light business model without compromising operational excellence.

The Group had already recognised the fair value gain from the underlying property of Coliwoo PP Pte. Ltd. in previous financial years. Subject to the final adjustment of the consideration, the Group expects to recognise an estimated gain of S\$0.3 million upon the completion of the Transaction for FY2026. This figure is calculated by reference to the carrying value of Coliwoo PP Pte. Ltd. as at 30 September 2025.

Net proceeds generated from the Transaction, estimated at S\$15.3 million, are intended to repay part of the working capital loans owed to the Company’s immediate holding company, LHN Group Pte. Ltd., and for general working capital to operate and expand its business. This allocation enables the Group to optimise its debt structure, strengthen its financial position, and redeploy capital into projects or properties with better returns, thereby seizing new growth opportunities.



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Coliwoo Executive Chairman & CEO Mr Kelvin Lim commented: ***"This sale-and-leaseback Transaction exemplifies our disciplined approach to capital management. By crystallising the value embedded in our mature assets while retaining operational control, we achieve a strategic trifecta: unlocking liquidity, reducing leverage, and maintaining our operational footprint. This is a strategic pivot towards building a more resilient, capital-efficient business model. More importantly, our tenants experience zero disruption from this Transaction, as our management team retains full control of operations, community programming, and service delivery. This is part of our continuous capital recycling initiatives. Over the next 18-24 months, we expect to unlock additional value from our portfolio, further strengthen our balance sheet, and redeploy capital into new acquisitions and growth initiatives that will drive sustainable long-term value creation."***

#End#

About Coliwoo Holdings Limited

Established in 2018, Coliwoo 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.

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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