



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

Coliwoo Holdings Limited
10 Raeburn Park #02-08
Singapore 088702
www.coliwooholdings.com

Coliwoo Holdings Limited Receives Overwhelming Investor Demand for IPO

- *Public Offer Shares of 5,300,000 shares is approximately 20.7 times subscribed*
- *Placement of 75,004,000 shares is approximately 7.3 times subscribed by international and local institutional, accredited and retail investors*
- *9 Cornerstone Investors subscribed for an aggregate of 88.0 million Cornerstone Shares with an aggregate value of approximately S\$52.8 million*
- *The Offering and issuance of Cornerstone Shares will raise gross proceeds of approximately S\$101.0 million (assuming over-allotment is not exercised)*
- *Trading of the Shares is expected to commence at 9.00 am on Thursday, 6 November 2025*

SINGAPORE, 5 November, 2025 – Coliwoo Holdings Limited, (“**Coliwoo**” or the “**Company**”, and together with its subsidiaries, the “**Group**”), a leading co-living operator in Singapore, has received strong support from institutional, high net worth and retail investors for its initial public offering (“**IPO**”) of 80,304,000 Offering Shares (the “**Offering**”). The IPO comprises 75,004,000 Placement Shares (the “**Placement**”) to investors and 5,300,000 Public Offer Shares (the “**Public Offer**”) priced at S\$0.60 each (the “**Offering Price**”).

Maybank Securities Pte. Ltd. (“**Maybank**”) is the Issue Manager and Global Coordinator for the Offering. Maybank, DBS Bank Ltd. and RHB Bank Berhad are the Joint Bookrunners and Underwriters for the Offering.

At the close of the Invitation at 12 noon on 4 November 2025, 2,739 valid applications for the 5,300,000 Public Offer shares were received. These applicants applied for an aggregate of 109,847,400 Public Offer Shares, with application monies received amounting to approximately S\$65.9 million, which translates to the Public Offer being approximately 20.7 times subscribed.

Strong indications of interest were also received for the Placement Shares. Of the 75,004,000 Placement Shares, indication of interest were received for approximately 547,659,891 Placement shares (excluding applications by connected persons and persons mentioned in Rule 240 of the Listing Manual), resulting in the Placement being approximately 7.3 times subscribed. Based on the 80,304,000 Offer Shares available for subscription under the



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Offering (assuming that the Over-allotment Option is not exercised), the Offering was approximately 8.2 times subscribed.

The IPO received strong interest and commitment from various institutional investors. Separate from the Offering, Albizia Capital Pte. Ltd., Avanda Investment Management Pte. Ltd. (on behalf of certain investment funds and/or managed accounts), B&I Capital Pte. Ltd., ICHAM Master Fund VCC, Maybank Asset Management Singapore Pte. Ltd., Maybank Securities Pte. Ltd. (on behalf of certain high-net-worth clients), UOB Asset Management Ltd, Value Partners Hong Kong Limited and Whitefield Capital Management Pte. Ltd. (collectively, the **"Cornerstone Investors"**) have entered into a cornerstone subscription agreements with the Company (collectively, the **"Cornerstone Subscription Agreements"**) to subscribe for an aggregate of 87,996,000 Cornerstone Shares at the Offering Price (the **"Cornerstone Shares"**).

Coliwoo has established itself as Singapore's co-living market leader with approximately 19.5% share based on number of rooms, managing close to 3,000 rooms across 25 locations in Singapore.

With core competencies spanning property sourcing, design, renovation, leasing excellence, and value creation, Coliwoo offers fully furnished residences, serviced apartments, and co-living hotels tailored to diverse lifestyle needs.

The company's success is reflected in its solid, above-95% average occupancy rate in 1H2025 and recent industry recognition, including the 2025 Best Co-Living Spaces Expat Living's Readers' Choice Awards as well as multiple Singapore Prestige Brand Awards in 2024 and 2023.

Coliwoo's strategic growth plan targets adding at least 800 rooms yearly to reach close to 4,000 rooms by end-2026, buoyed by rapid expansion in Singapore's co-living market, which is driven by demographic shifts, international talent inflows, and supportive government policies. The company is actively pursuing capital recycling strategies whilst transitioning towards an asset-light management model through master lease agreements and management contracts.

Beyond Singapore, Coliwoo also plans to broaden its regional footprint by expanding into Jakarta, Bangkok, Kuala Lumpur, and Johor Bahru, leveraging favourable demographics and rising demand for flexible living solutions across Southeast Asia.

The IPO has successfully raised total gross proceeds of approximately S\$101.0 million. Coliwoo plans to use the proceeds primarily for:

- (i) expansion, growth, and asset enhancement of its co-living business through leased properties in existing and new markets;
- (ii) expansion, growth, and asset enhancement of co-living business undertaken through owned and joint venture properties in existing and new markets;
- (iii) repayment of loans; and
- (iv) general working capital purposes, including operational and marketing expenses and professional fees.

Coliwoo intends to recommend and distribute dividends of not less than 40% of the Group's profit attributable to equity holders of the 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, whether as an annual dividend or an interim dividend, for FY2025 and FY2026.

Commenting on the strong investor support for the IPO, Coliwoo Executive Chairman & CEO Mr Kelvin Lim said: ***"We are deeply encouraged by the substantial support from investors for our IPO. This response reflects confidence in our market-leading position in Singapore's co-living sector and recognition of our established track record in delivering quality community-focused living solutions."***

He added: ***"The IPO represents an important milestone as we execute our growth strategy to expand our portfolio to nearly 4,000 rooms by end-2026. The proceeds will enable us to advance key strategic priorities, including developing our pipeline properties and pursuing our asset-light transition through master lease arrangements and management contracts. With our 19.5% market share of Singapore's co-living market and proven capabilities, we believe we are well-positioned to capitalise on favourable sector dynamics whilst delivering sustainable value for all stakeholders."***



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The listing and trading of Coliwoo's shares on the Mainboard of SGX-ST is expected to commence at 9.00 a.m. on Thursday, 6 November 2025, under the stock code "W8W".

#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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The information in this media release is qualified in its entirety, by, and subject to, the more detailed information found in the Prospectus. Any decision to purchase or subscribe for securities of the Company to be offered in the Offering should be made solely on the basis of information contained in the Prospectus after seeking



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This press release has not been reviewed by the MAS or the SGX-ST.