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**LHN LIMITED**

賢能集團有限公司\*

(Incorporated in the Republic of Singapore with limited liability)

(Hong Kong Stock Code: 1730)

(Singapore Stock Code: 410)

## **VOLUNTARY ANNOUNCEMENT**

### **PROPOSED DISPOSAL OF THE ENTIRE 80% EQUITY INTEREST IN COLIWOO PP PTE. LTD.**

This announcement is made by LHN Limited (the **"Company"**, together with its subsidiaries, the **"Group"**) on a voluntary basis.

#### **1. THE PROPOSED DISPOSAL**

In compliance with Rule 703(1) and the Corporate Disclosure Policy set out in Appendix 7.1 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the **"SGX-ST"**), the board (the **"Board"**) of directors (the **"Directors"**) of the Company would like to announce that on 25 July 2025, Coliwoo Holdings Pte. Ltd. (**"CHPL"**), a subsidiary of the Company, and Globalpoint Far East Pte. Ltd. (**"GPFE"**, and together with CHPL, the **"Sellers"**) have entered into a non-binding term sheet (the **"Term Sheet"**) with an independent third party purchaser (the **"Purchaser"**, and together with the Sellers, the **"Parties"**) pursuant to which (and subject to the definitive agreement(s) to be entered into in due course (the **"Definitive Agreement(s)"**)): (a) the Sellers shall dispose of, and the Purchaser shall purchase, 100,000 ordinary shares (the **"Sale Shares"**) in Coliwoo PP Pte. Ltd. (**"Coliwoo PP"**), representing 100% of the total issued and paid-up shares of Coliwoo PP, for a consideration based on an agreed property value of S\$43,900,000 plus the adjusted net asset value of Coliwoo PP as at the closing date (the **"Proposed Disposal"**); and (b) the Purchaser shall cause and ensure that Coliwoo PP (as landlord) on completion of the Proposed Disposal enters into a master lease rental agreement with CHPL and/or its subsidiary (as tenant) (the **"Master Tenant"**) for the lease back of the property situated at 404 Pasir Panjang Road, Singapore 118741 (the **"Property"**) by Coliwoo PP to the Master Tenant (the **"Proposed Leaseback"**).

As the Term Sheet is non-binding, it does not: (a) constitute a binding commitment on the part of any Party to enter into a contract for the sale and purchase of the issued ordinary shares of Coliwoo PP or to execute any Definitive Agreement(s); and/or (b) give rise to any binding obligations on the part of any Party to proceed with the Proposed Disposal, the Proposed Leaseback or any transaction whether or not involving Coliwoo PP.

The Company will announce, as and when appropriate, any material developments in respect of the Proposed Disposal and/or the Proposed Leaseback.

#### **2. INFORMATION ABOUT THE PARTIES AND COLIWOO PP**

*The information presented herein relating to GPFE, the Purchaser and/or their respective director(s) and/or shareholder(s) is based on information provided by GPFE or the Purchaser, as the case may be. In respect of such information, the Company has not independently verified the accuracy and correctness of the same and the Company's responsibility is limited to ensuring that such information has been accurately and correctly extracted and reproduced in this announcement in its proper form and context.*

### 2.1. Information about CHPL

CHPL is an indirect wholly-owned subsidiary of the Company which was incorporated in Singapore.

As at the date of this announcement, CHPL owns 80,000 ordinary shares in Coliwoo PP, representing 80% of the Sale Shares.

### 2.2. Information about GPFE

As at the date of this announcement, GPFE owns 20,000 ordinary shares in Coliwoo PP, representing the remaining 20% of the Sale Shares.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, GPFE is an independent third party vis-a-vis the Group.

### 2.3. Information about the Purchaser

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Purchaser is an independent third party vis-a-vis the Group.

### 2.4. Information about Coliwoo PP and the Property

As at the date of this announcement, Coliwoo PP is a direct 80% owned subsidiary of CHPL and, in turn, an indirect 80% owned subsidiary of the Company, and GPFE holds the remaining 20% interest in Coliwoo PP. Coliwoo PP has an issued and paid-up share capital of S\$100,000 comprising 100,000 ordinary shares.

Coliwoo PP was incorporated in Singapore and is principally engaged in space optimisation. It is the registered owner of the Property, which is currently managed and operated by Coliwoo PP as Coliwoo Hotel Pasir Panjang, a co-living space.

If the Proposed Disposal is completed, Coliwoo PP will cease to be a subsidiary of the Group.

## 3. TRADING CAUTION

Shareholders are advised to exercise caution in trading the Company's shares. There is no certainty or assurance as at the date of this announcement that the Definitive Agreement(s) will be entered into or that the Proposed Disposal and/or the Proposed Leaseback will be completed or that no changes will be made to the terms thereof. Shareholders are advised to read this announcement and any further announcements by the Company carefully. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

By order of the Board

**LHN Limited**

**Lim Lung Tieng**

*Executive Chairman and Group Managing Director*

Singapore, 30 September 2025

*As at the date of this announcement, the executive directors of the Company are Mr. Lim Lung Tieng and Ms. Lim Bee Choo; and the independent non-executive directors of the Company are Mr. Chan Ka Leung Gary, Mr. Ang Poh Seong and Mr. Lim Kian Thong.*

*\* For identification purpose only*