



LHN Group 3QFY2025 Business Updates

September 2025



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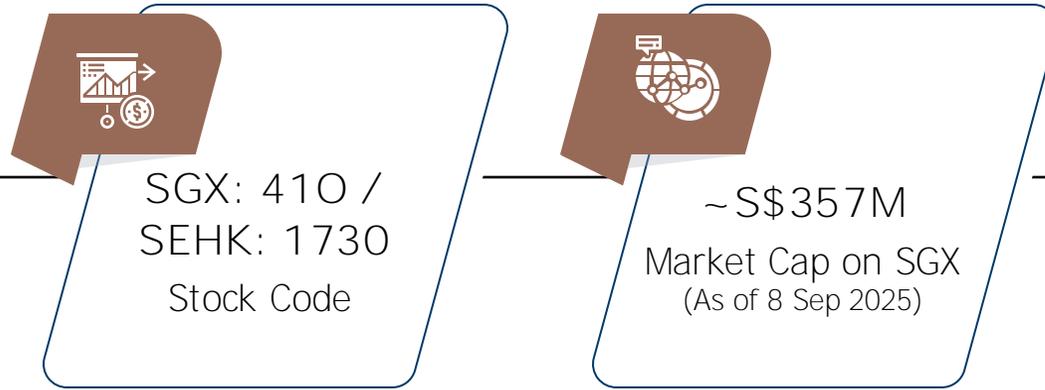
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Corporate Overview



Real estate management services company providing integrated real estate management services across Asia.



* Approximate figures

OUR BUSINESSES



SPACE OPTIMISATION



PROPERTY DEVELOPMENT

What We Do

Redesign unused, old and under-utilised spaces to maximise their leasable area and create productive environments for our space users.

Engage in property development activities such as the acquisition, development and/or sale of various types of properties and property investment activities.

COMMERCIAL SPACE



INDUSTRIAL SPACE



RESIDENTIAL SPACE



LHN FOOD CHAIN

55 Tuas South Avenue 1, Singapore 637462

Where We Operate



Singapore



Indonesia



Myanmar



Cambodia



China



Singapore

OUR BUSINESSES

FACILITIES MANAGEMENT

ENERGY RESOURCES

What We Do

Provide a full spectrum of integrated facilities management services and car park management services to our clients.

Provide efficient and innovative renewable energy and expertise for our clients.

CLEANING & RELATED SERVICES
No. of external customers: 99
No. of internal customers: 27



CAR PARK MANAGEMENT
Total no. of car parks under management: 100
Total no. of carpark lots under management: over 27,000



RENEWABLE ENERGY (SOLAR PANELS, EV CHARGING STATIONS, ELECTRICITY RETAILING)
Total solar energy portfolio capacity: approximately 9.6 MW
Total no. of EV charging points under management: 19



Where We Operate



Singapore



Singapore

**LHN
GROUP**
SPACE OPTIMISED

3QFY2025 Business Updates



MAINTAINING A HEALTHY GROWTH MOMENTUM IN OUR CORE BUSINESS SEGMENTS

Overall Occupancy Rates
Industrial, Commercial and
Coliwoo Co-living Properties

over **90%**



Coliwoo Business

Secured

2,960

rooms



Facilities Management Business

Secured in 3QFY2025

17

new FM contracts



Car Park Management



Managing 100 car parks with
over **27,000**
lots in Singapore

Energy

19

EV charging points
under the Group and its joint
venture.



Energy

Total solar energy
portfolio capacity
approx.

9.6 MW



SPACE OPTIMISATION

15 Owned Properties 6 Joint Venture Properties 26 Master Leased Properties / Management Contract



- Manage a diversified portfolio of commercial spaces consisting of offices, serviced offices, sports & recreation centres, lifestyle hubs and food & beverages establishments.
- 5 properties in Singapore.
- 1 property in Indonesia.
- Over 330,000 sqft of space managed.



- 2 offices worldwide.

- Manage B1 and B2 business spaces, including self storage spaces, supporting companies engaging in light to medium industrial and e-commerce activities.
- 14 properties in Singapore.
- Over 1,800,000 sqft of space managed.



- 7 Self Storage facilities in Singapore with over 1,900 storage units (over 300,000 sqft)
- Offer air-con and wine storage facilities.

- Manage 1 Foreign Domestic **Workers'** Dormitory at Keramat Road (Singapore).
- Manage and operate over 3,200 rooms in co-living, hostels, hotels, serviced residences under Coliwoo and 85 SOHO brands.



- 26 locations in Singapore. (1 property sold on 31 July 2025)



- 3 locations in Myanmar, Cambodia and China.

COMMERCIAL & INDUSTRIAL SPACE



IN 3QFY2025

- Secured the renewal of two of its existing master leases for industrial properties at Depot Lane and Woodlands Mandai Estate.
- Launched **Work+Store's** second air-conditioned facility at 38 Ang Mo Kio.

RESIDENTIAL SPACE



IN 3QFY2025

- Colivoo Hotel Kampong Glam commenced operations.
- Secured one new master lease for a state-owned property at 159 Jalan Loyang Besar.



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.



115 Geylang Rd.



450 & 452 Serangoon Rd.



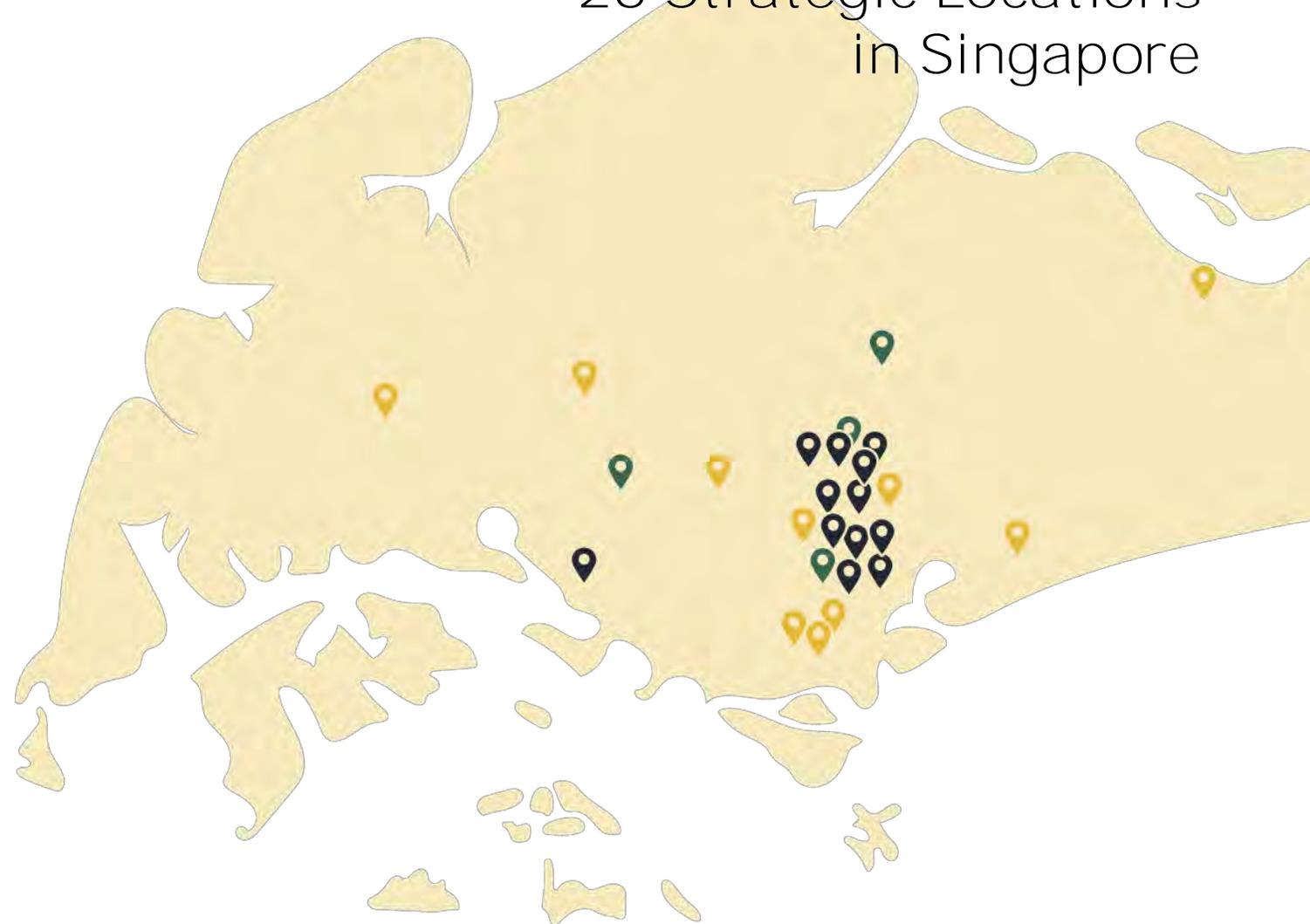
50 Armenian St. (Upcoming)



141 Middle Rd. (Upcoming)

colivoo

26 Strategic Locations in Singapore



MASTER 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.



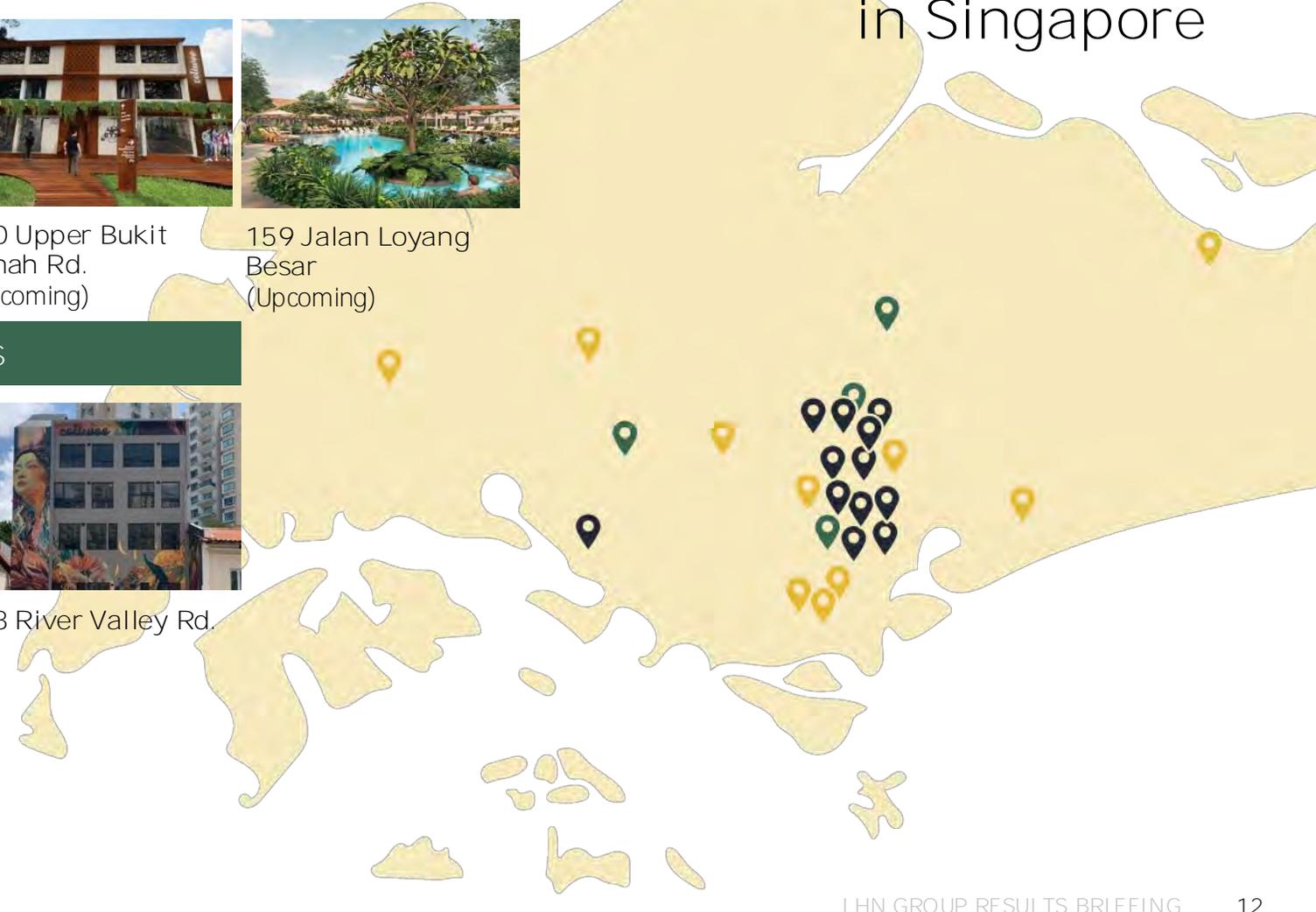
260 Upper Bukit Timah Rd.
(Upcoming)



159 Jalan Loyang Besar
(Upcoming)

colivoo

26 Strategic Locations in Singapore



PROPERTIES UNDER MANAGEMENT CONTRACTS



Boundary Cl.



Ulu Pandan.



453 Balestier Rd.



268 River Valley Rd.

CO-LIVING AND SERVICED RESIDENCES

Urbanised living space concepts in strategic and tranquil locations that cater to the emerging needs of savvy locals, expats and young professionals, integrating aspects of work, life, and play.

Table - No. of Rooms by Projects

	Coliving - Singapore Projects			85 SOHO - Overseas Projects		TOTAL
	Master Lease	Management Contract	Owned / Joint Venture	Management Contract	Owned / Joint Venture	
AS AT 30 JUN'25	1,855	408	697	221	108	
TOTAL	2,960			329		3,289*

*Out of 3,289 rooms, 776 rooms are under renovation, with majority expected to be ready by FY2026.

Our Growth Strategies:

- Target to acquire at least 800 new rooms every year via master lease or selective acquisition.
- Move towards asset-light (AUM) model.

**LHN
GROUP**
SPACE OPTIMISED

Business Outlook & Growth Strategies



PIPELINE PROJECTS



260 UPPER BUKIT
TIMAH ROAD

141 MIDDLE ROAD

159 JALAN LOYANG
BESAR

50 ARMENIAN
STREET

Estimated No.
of Rooms

62

212

382

120

Commercial
Area

≈ 12,500 sqft

≈ 3,700 sqft

≈ 10,695 sqft

≈ 1,700 sqft

Expected
Operational
Date

4QFY2025

2QFY2026

3QFY2026

1QFY2028

COLIWOO BUKIT TIMAH FIRE STATION

CO-LIVING SERVICED APARTMENT | 62 ROOMS

260 Upper Bukit Timah Road



COLIWOO BUGIS

141 Middle Road

CO-LIVING SERVICED APARTMENT | 212 ROOMS



Artist's impressions

159 JALAN LOYANG BESAR

159 Jalan Loyang Besar

CO-LIVING RESORT STYLE CHALET | 382 ROOMS



Artist's impressions

INDUSTRIAL SPACE CONCEPT

AIR-CONDITIONED STORAGE AND WINE STORAGE

- Overall Work+Store unit area: over 300,000 sqft.
- Launched the first climate-controlled storage facility at Work+Store @ 202 Kallang Bahru.
- Services including:
 - Air-conditioned Storage Spaces
 - Walk-In Wine Cellars
 - Wine Lockers
- Recently launched additional 168 units of air-conditioned storage services at Work+Store @ Ang Mo Kio.



PROJECTS IN PIPELINE

EXPANDING CAR PARK MANAGEMENT PORTFOLIO

- The Group commenced car park management operations at three new car parks in August 2025, with another site expected to start in October 2025. These contracts add 844 parking lots to its portfolio.



PROJECTS IN PIPELINE

EXPANDING SOLAR ENERGY PORTFOLIO CAPACITY

- Total solar energy portfolio capacity as of 30 June 2025: approximately 9.6 MW
- Utilise open space car parks for clean energy generation.
- Continue to invest in technology and innovation to maximise our energy generation capabilities by harvesting solar energy from surfaces other than building rooftops.



STRATEGIC MOVES TO STREAMLINE OUR OPERATIONS AND FOCUS ON FUTURE GROWTH TRAJECTORY



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.



Delisting from the Stock Exchange of Hong Kong Ltd.

- In July 2025, the Company announced the proposed delisting of its shares from the Stock Exchange of Hong Kong Limited (HKEX) due to low trading volume and additional costs.
- The proposed delisting has been approved by shareholders in July 2025 and the Listing Committee in August 2025.



Proposed Spin-off and Separate Listing of Coliwoo

- In April 2025, the Group announced a proposed spin-off and separate listing of Coliwoo.
- The proposed spin-off has been approved by the shareholders at an extraordinary general meeting of the Company on 9 September 2025.

Q&A





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THANK YOU