

**LHN
GROUP**
SPACE OPTIMISED

LHN Group 1QFY2026 Business Updates

March 2026



Disclaimer

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Table of Contents

- 1 Corporate Overview
- 2 1QFY2026 Business Updates
- 3 Business Outlook & Growth Strategies

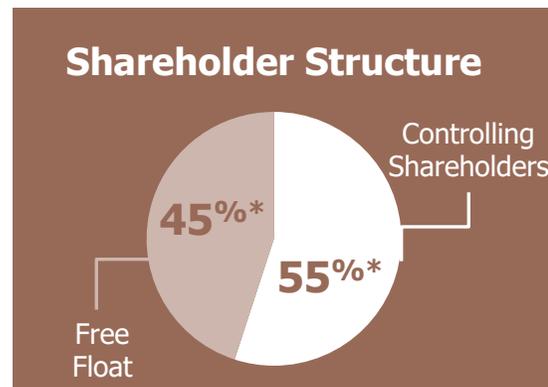
Corporate Snapshot

SGX Mainboard listed real estate management services group providing integrated services across Asia.

We do not just lease space; we transform unused, old and under-utilised properties to maximise leasable area and create productive environments.



SGX: 410
Market Cap
~S\$254M
4 Mar 2026



* Approximate figures

The LHN Business Engine

SPACE OPTIMISATION (THE CORE)

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

Industrial

work+store

Commercial

GREENHUB
SUITED OFFICES FOR BORN GLOBAL FIRMS

Residential

colivoo

85 SOHO

ENERGY BUSINESS (THE POWER)

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

Solar Energy, Electricity
Retailing, Electric Vehicle (EV)
Charging Station

LHN
ENERGY

PROPERTY DEVELOPMENT (THE FOUNDATION)

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

FACILITIES MANAGEMENT (THE PULSE)

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

Integrated Facilities
Management

icfm

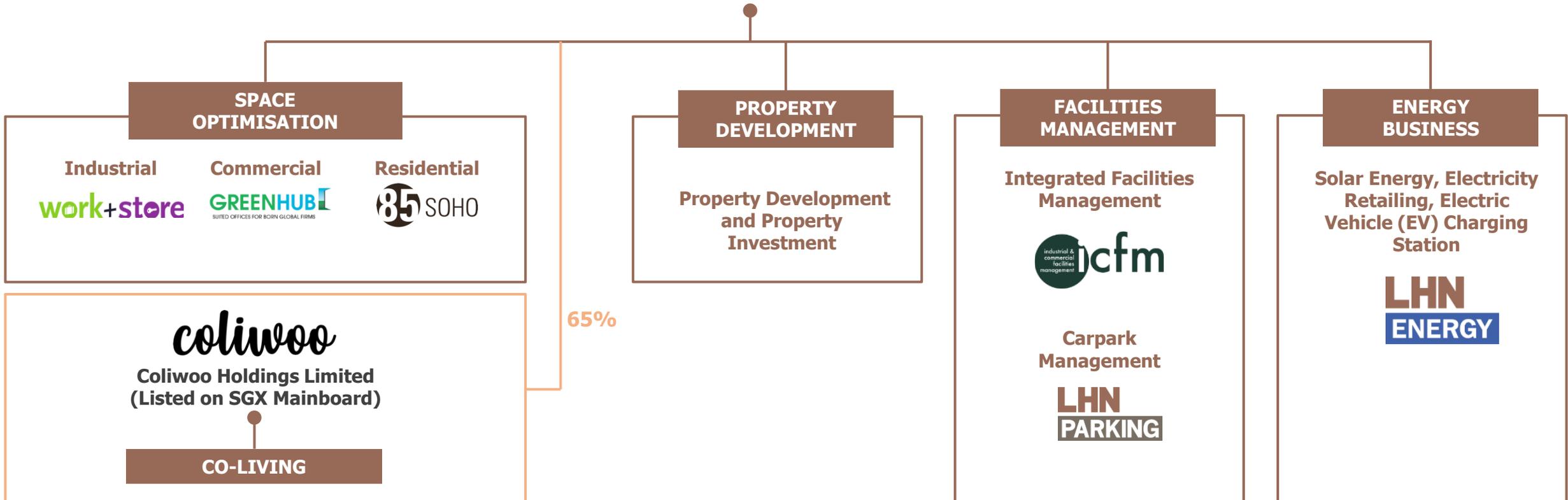
Carpark
Management

LHN
PARKING

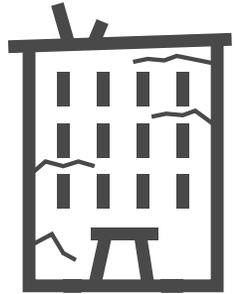


Corporate Structure

LHN GROUP
SPACE OPTIMISED
LHN Limited
(Listed on SGX Mainboard)



Space Optimisation: Increase Net Lettable Area and Rental Yield Per Square Foot



Input

Unused, old and under-utilised properties.
(Master leases or acquisitions)



Transformation

Re-design, renovation and addition of amenities, and sustainability features.



Output

High-yield, efficient spaces with relevant value-added services.

**LHN
GROUP**
SPACE OPTIMISED

1QFY2026 Business Updates



Resilience, Growth and Sustainability

High Overall Occupancy Rate

over **90%** Industrial, Work+Store & Co-living (Coliwoo) Space

over **85%** Commercial Space

Commercial Space

Entering FY2026 with strong average occupancy rate across most properties, especially **Coliwoo co-living** achieving a stellar occupancy rate of **96.5%**.

Singapore's Co-living Market Leader

3,200 Rooms under Coliwoo Portfolio



New Acquisitions through Joint Ventures

Risk-mitigated growth via joint venture acquisitions of **680 Upper Thomson Road** property and **1 King George's Avenue** property.



Expanding Revenue Stream with New Contracts and Offerings

Secured in 1QFY2026

14 new FM contracts

over **750** new carpark lots added in 1QFY2026

New Services:

- Aircon maintenance
- Solar panel maintenance services

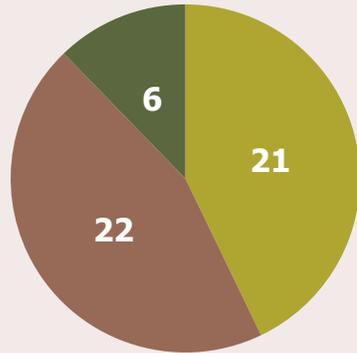
SPACE OPTIMISATION

Portfolio Overview

Number of Properties

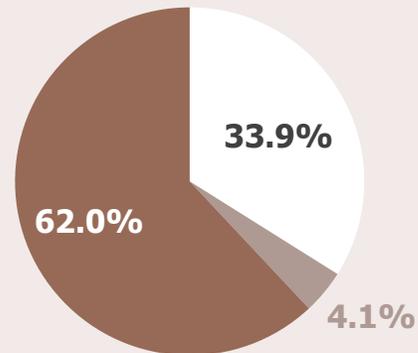
31 Dec 2025

Owned Leased Managed



Revenue Contribution to the Space Optimisation Business in FY2025

Industrial Commercial Residential

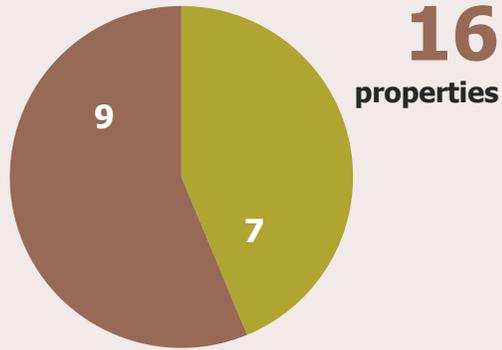


	30 Sep 2024	30 Sep 2025	31 Dec 2025
INDUSTRIAL PROPERTIES			
No. of Properties (Singapore)	14	16	16
NLA (approx. sqft)	1,800,000	2,100,000	2,100,000
No. of Work+Store Storage Facilities	7	7	7
No. of Work+Store Storage Units	1,683	2,014	2,014
COMMERCIAL PROPERTIES			
No. of Properties (Singapore)	6	4	4
No. of Properties (Overseas)	1	1	1
NLA (approx. sqft)	330,000	320,000	320,000
No. of GreenHub Suited Offices Facilities	2	2	2
RESIDENTIAL PROPERTIES			
No. of Properties (Coliwoo)	25	25	27
No. of Rooms (Coliwoo)	2,541	2,933	3,200
No. of Properties (85 SOHO)	3	3	3
No. of Rooms (85 SOHO)	329	329	329
No. of Properties (Others)	1	1	1

Industrial & Commercial Portfolio Operations Metrics

Industrial Properties No. of Properties

Owned Leased



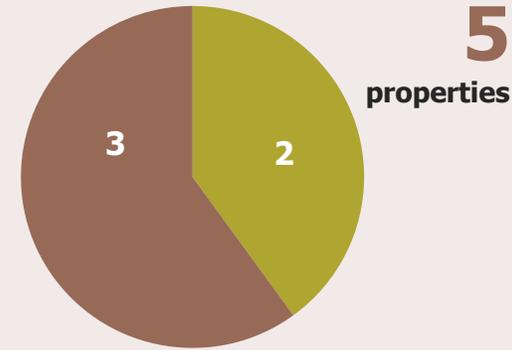
Work+Store No. of Facilities



Information as of 31.12.2025

Commercial Properties No. of Properties

Owned Leased



GreenHub No. of Facilities



Information as of 31.12.2025

Industrial Properties Key Operations Metrics



Commercial Properties Key Operations Metrics



ppt – percentage points

*include joint venture properties with effect from 1QFY2026.

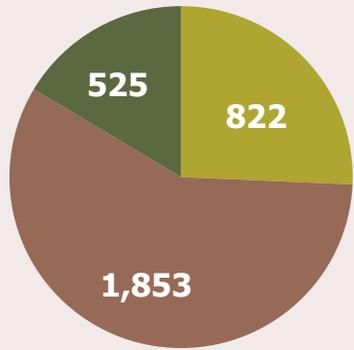
Residential Portfolio Operations Metrics

Coliwoo and 85 SOHO Portfolio

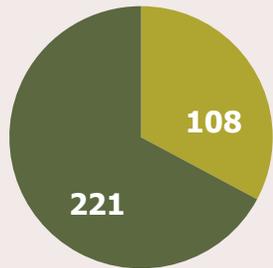
No. of Rooms

31 Dec 2025

Owned Leased Managed



Coliwoo Portfolio:
3,200
rooms



85 SOHO Portfolio:
329
rooms

TOTAL ROOMS
IN PORTFOLIO

3,529*

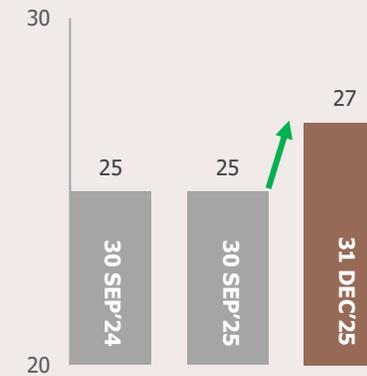
*Out of 3,529 rooms, 865 rooms are under renovation, with majority expected to be ready by FY2026.

Coliwoo Projects Key Operations Metrics



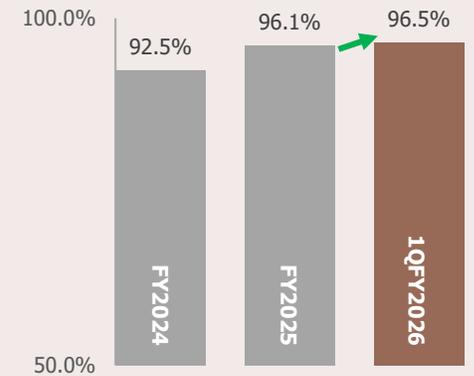
TOTAL ROOMS SECURED

🔑 ▲ 9.1%



TOTAL LOCATIONS

🏢 ▲ 8.0%

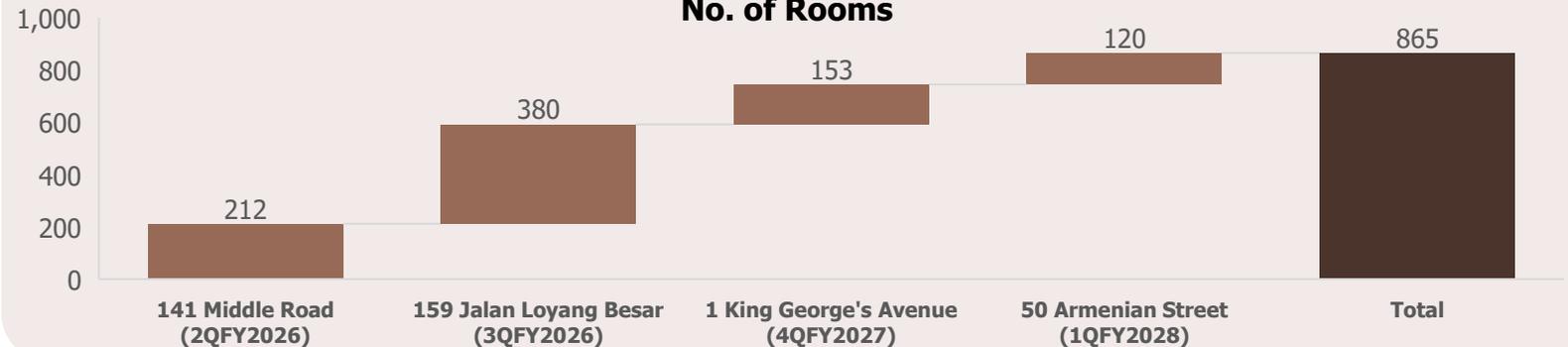


OCCUPANCY RATE

🏠 ▲ 0.4ppt

Coliwoo Projects in Pipeline

No. of Rooms



ppt- percentage points

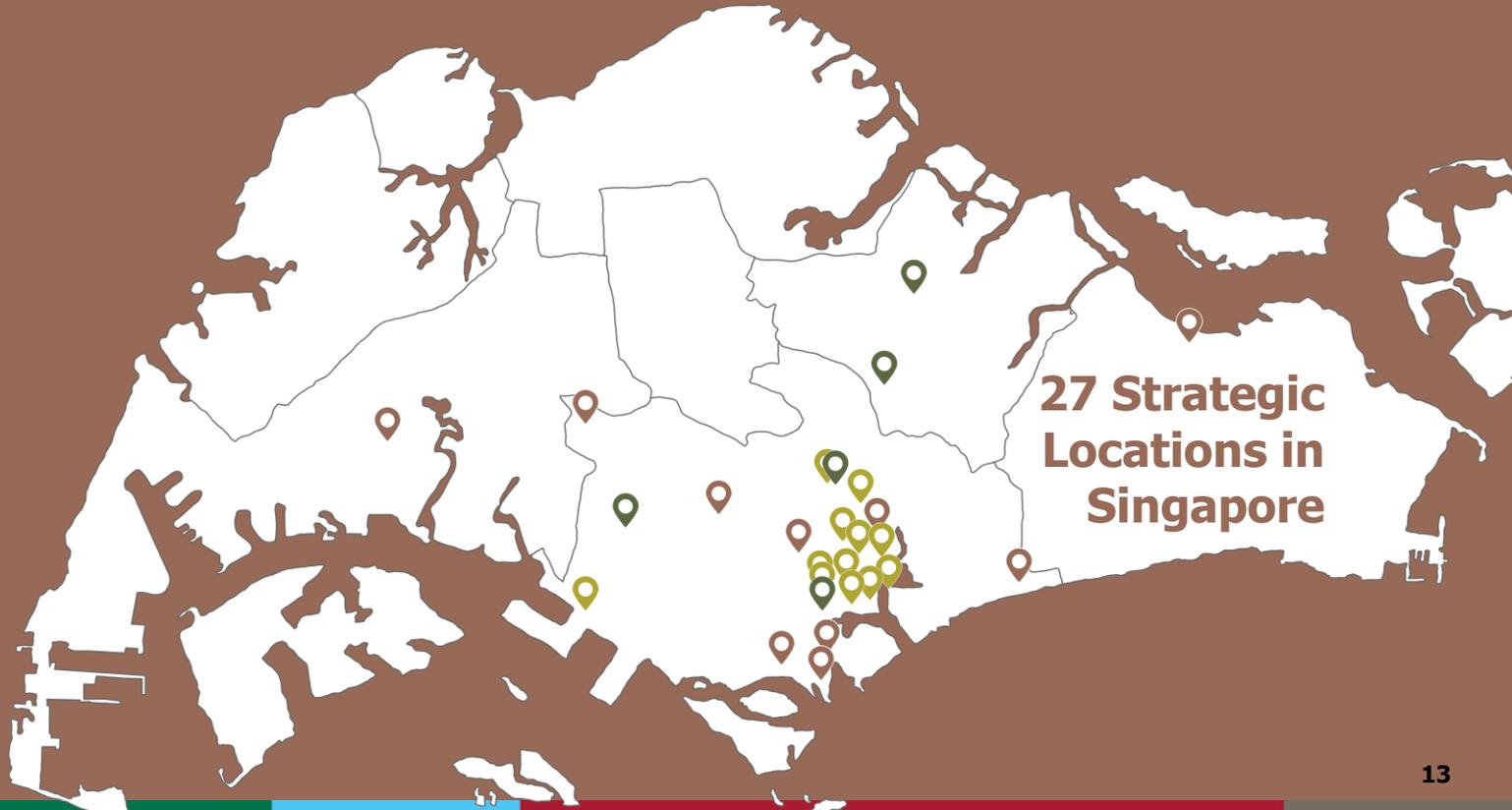


SPACE OPTIMISATION: CO-LIVING

colivoo

Colivoo's co-living business was established in 2018 and is Singapore's leading co-living operator with a portfolio of 3,200 rooms strategically located in high-demand residential clusters across the island.

-  Owned Properties
-  Leased Properties
-  Managed Properties



12 Owned Properties (822 rooms)



48 Arab St.



320 Balestier Rd.



471 Balestier Rd.



75 Beach Road (L5, L6)



298 River Valley Rd.



288 River Valley Rd.



450 & 452 Serangoon Rd.



99 Rangoon Rd.



404 Pasir Panjang Rd.



141 Middle Rd. (Upcoming)



50 Armenian St. (Upcoming)



1 King George's Avenue (Upcoming)

10 Leased Properties (1,853 rooms)



2 Mount Elizabeth Link



Lavender Collection



40 & 42 Amber Rd.



150 Cantonment Rd.



31 Boon Lay Drive



1A Lutheran Rd.



10 Raeburn Park



1557 Keppel Rd.



260 Upper Bukit Timah Rd.



159 Jalan Loyang Besar (Upcoming)

5 Managed Properties (525 rooms)



268 River Valley Rd.



Boundary Close



453 Balestier Rd.

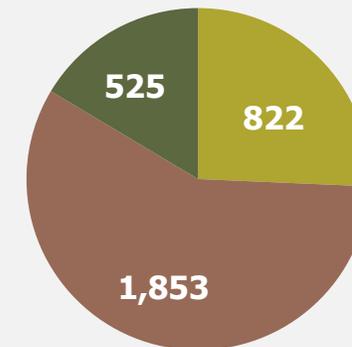


Ulu Pandan Rd.

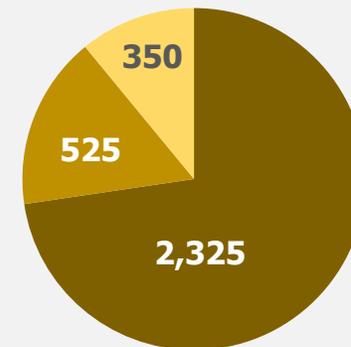


New Management Contract

Breakdown of rooms



Owned
Leased
Managed



Self-operated
Management Services
3rd Party Operators

CO-LIVING: PROJECTS IN PIPELINE

Co-living Space Projects in Pipeline

	 141 MIDDLE ROAD	 159 JALAN LOYANG BESAR	 1 KING GEORGE'S AVENUE	 50 ARMENIAN STREET
Estimated No. of Rooms	212	380	153	120
Commercial Area	≈3,700 sqft	≈10,695 sqft	TBC	≈1,700 sqft
Expected Operational Date	2Q FY2026	3Q FY2026	4Q FY2027	1Q FY2028

TBC - to be confirmed

Acquisition | Hotel at 2 Changi Business Park Avenue 1



- **Transaction:** Entered into a put and call option agreement on 30 January 2026 to acquire a leasehold **hotel strata lot** at 2 Changi Business Park Avenue 1 for S\$101 million.
- **Asset Profile:** Existing hotel block with **>250 rooms** and **ground-floor retail space**, providing immediate scale for conversion or repositioning.
- **Tenure:** Includes option to renew lease for a further 30 years, supporting long-term asset visibility and recurring income strategy.
- **Completion Timeline:** Targeted completion by 31 March 2026.
- **Strategic Location:** Situated within Changi Business Park, with access to an established corporate tenant base.
- **Demand Drivers:** Proximity to Changi Airport positions the asset to capture demand from transit passengers, aviation personnel, and professionals involved in Changi Terminal 5 construction.
- **Strategic Rationale:** Supports the Group's co-living expansion strategy by securing a large-format asset in a high-growth, infrastructure-linked precinct.

Coliwoo Midtown

141 Middle Road



Artist's Impressions

CO-LIVING SERVICED APARTMENT | 212 ROOMS



Artist's Impressions



159 Jalan Loyang Besar

CO-LIVING RESORT STYLE CHALET | 380 ROOMS



Artist's Impressions



Artist's Impressions



Artist's Impressions



SPACE OPTIMISATION: STORAGE SOLUTIONS

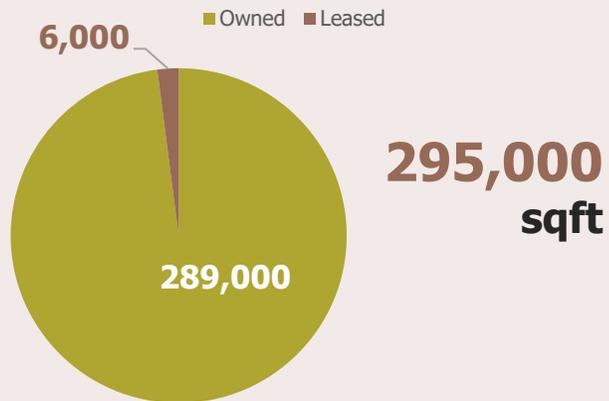
work+store

Work+Store is an innovative storage space concept with value-added solutions that seamlessly cater to the needs of e-commerce owners, SMEs and individuals, simultaneously building an ecosystem that supports small businesses.

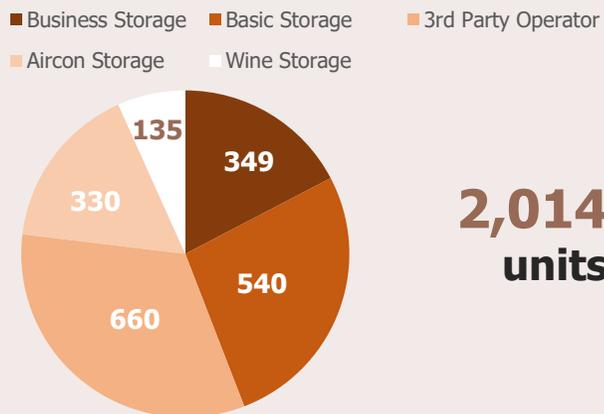


Work+Store Operations Metrics

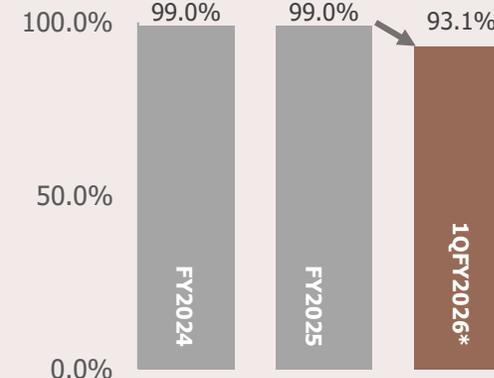
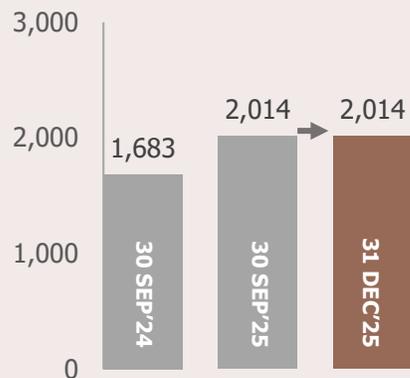
Total NLA for Storage Units (approx. sqft)
31 Dec 2025



No. of Storage Units by Types
31 Dec 2025



Work+Store Projects Key Operations Metrics



TOTAL UNITS
🔑 ⬆️ 0.0%

TOTAL LOCATIONS
🏢 ⬆️ 0.0%

OCCUPANCY RATE
🏠 ⬇️ 5.9ppt

Work+Store Storage Units No. of Units



ppt – percentage points
*include joint venture properties with effect from 1QFY2026.

Asset Transformation



55 Tuas South Avenue 1

Redeveloped into a **strata-titled, specialised multi-user food processing hub** for sale.

- **Scale:** 49 strata units
- **Total saleable area:** ~112,000 sqft
- **Estimated unit sizes:** >2,000 sqft per unit
- **Sales Progress:** 7 units sold as at 31 Dec 2025
- **Repositioning Strategy:** Remaining units to be **repositioned as leasable industrial spaces.**
- **Target Tenant Profile:** Wholesale centres, food production operators and central kitchen facilities.
- **Value Proposition:** Leasing strategy provides **immediate income visibility**, enhancing attractiveness to potential buyers while preserving recurring cash flow.



680 Upper Thomson Road

- **Transaction:** Acquired in October 2025 via a joint venture with multiple partners.
- **Redevelopment Plan:** To be redeveloped into a strata-titled industrial complex to maximise land value.
- **Land Size:** Approximately 263,902 sqft.
- **Existing GFA:** Approximately 232,072 sqft.
- **Development baseline GFA:** Approximately 527,804 sqft.

Strong Portfolio Growth



Integrated Facilities Management



- **Scale:** Serving 119 clients
- **Services:** Integrated facilities management, cleaning, pest control, aircon servicing and minor building maintenance works.
- **Dual Role:** Optimising asset maintenance costs internally & external revenue generation.

LHN PARKING

Carpark Management

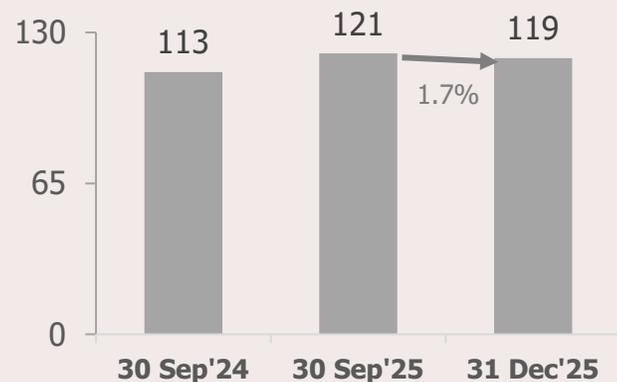


- **Scale:** 105 carparks in Singapore (~28,500 lots)
- **Services:** Integrated carpark services from carpark operation, painting, cleaning to parking guiding system installation.
- **Technology:** Remote monitoring via online portal and mobile application.

FACILITIES MANAGEMENT

Portfolio Overview

Integrated Facilities Management No. of Clients

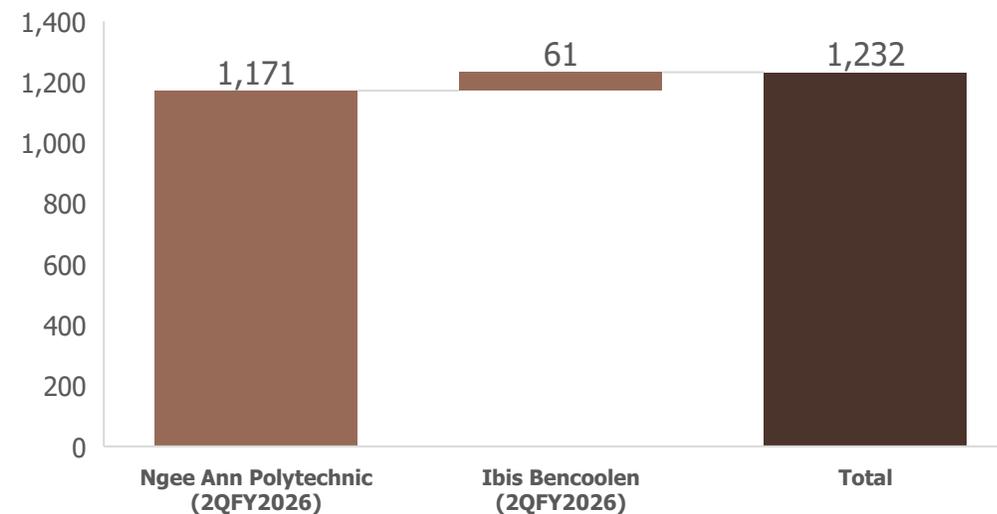


Carpark Management No. of Vehicle Lots (approx.)



	30 Sep 2024	30 Sep 2025	31 Dec 2025
INTEGRATED FACILITIES MANAGEMENT			
No. of Internal Clients	26	26	26
No. of External Clients	87	95	93
CARPARK MANAGEMENT			
No. of Carparks	102	103	105
No. of Vehicle Lots (approx.)	28,000	27,700	28,500

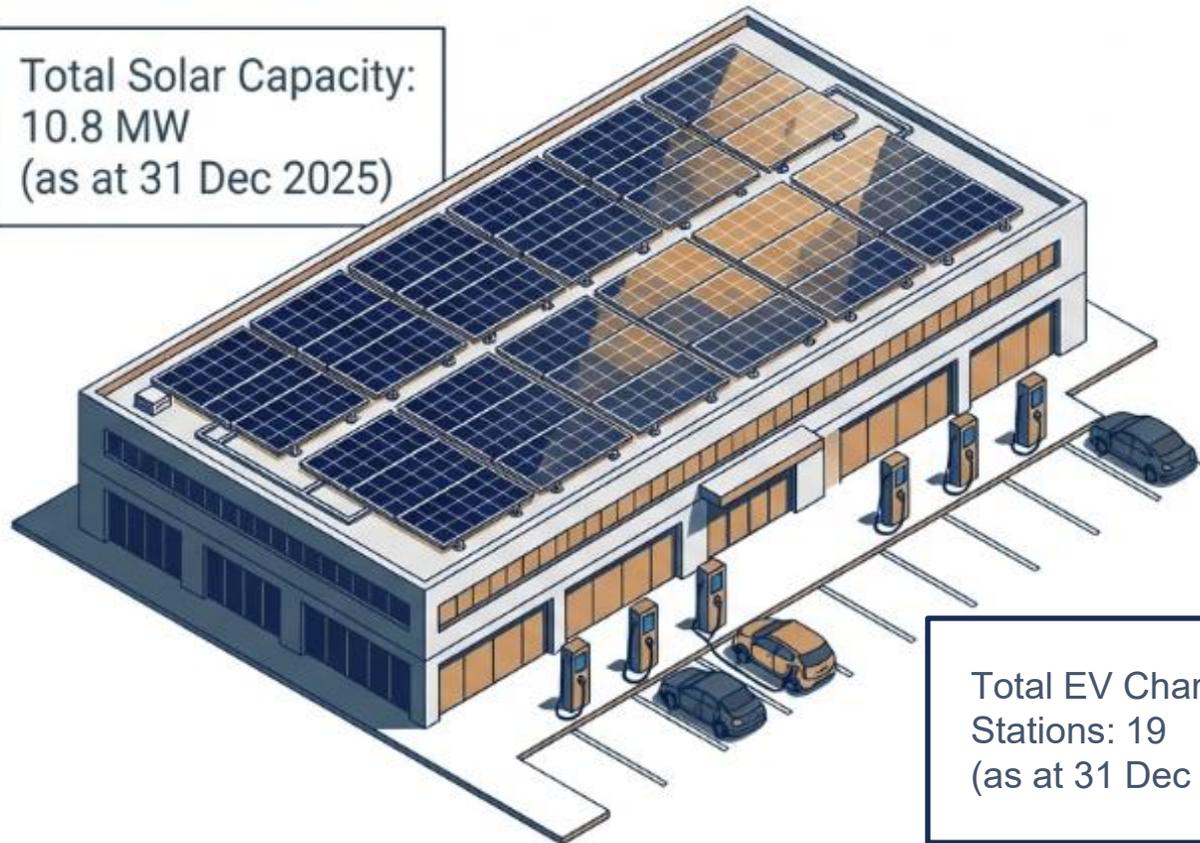
Carpark Projects in Pipeline No. of Vehicle Lots to Commence Operation



Sustainability as a Service

LHN
ENERGY

Total Solar Capacity:
10.8 MW
(as at 31 Dec 2025)



Total EV Charging
Stations: 19
(as at 31 Dec 2025)

Business Lines:

1. **Solar PV:** Installation via Power Purchase Agreement and Engineering, Procurement & Construction models.
2. **EV Charging:** Infrastructure installation and maintenance.
3. **Electricity Retailing:** Energy and renewable energy supply.

Solar Panel Maintenance Services:

LHN Energy's solar maintenance services are designed to preserve system performance, prevent costly efficiency losses, and maximise lifetime returns.

With two flexible operations and maintenance plans consisting of one-time and routine, we ensure solar assets consistently deliver reliable energy and strong financial value throughout their operational lifecycle.

ENERGY BUSINESS

Portfolio Overview

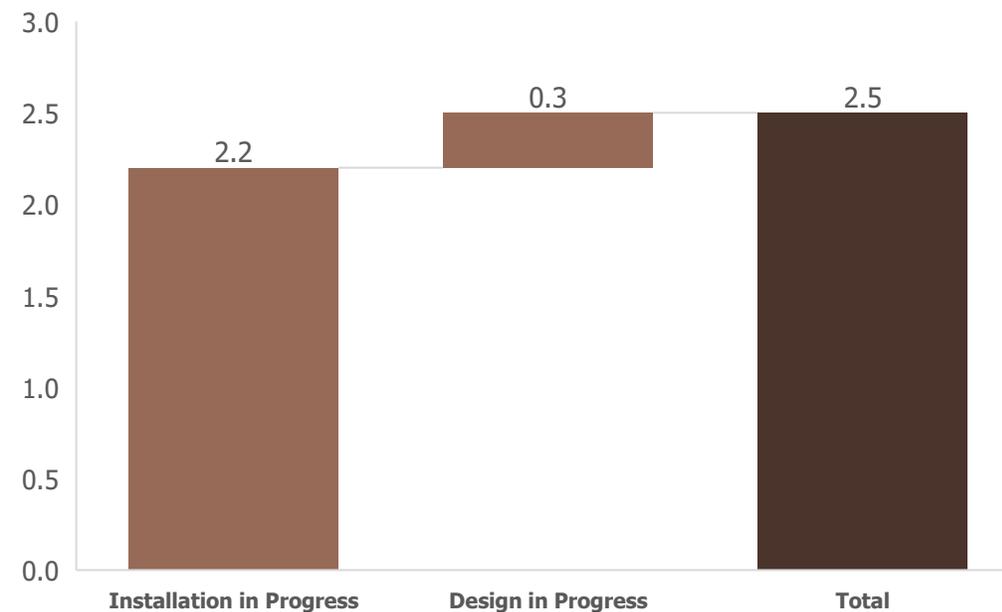
Solar Energy Capacity (MW)



▲ 0.9%

	30 Sep 2024	30 Sep 2025	31 Dec 2025
ENERGY BUSINESS			
Total Solar PV System Capacity	8.8MW	10.7MW	10.8MW
Total EV Charging Points	19	19	19

Solar Projects in Pipeline Estimated System Capacity (MW)



NEW ACQUISITION



Completion of Acquisition of 1 King George's Avenue

- On 20 November 2025, Coliwoo entered into a 50:50 joint venture with Macritchie Developments Pte. Ltd. to acquire REHAU Building.
- The property is intended to be operated as a co-living space with commercial units retained on the ground floor.
- Acquisition was completed on 31 December 2025.
- The acquisition represents another step in Coliwoo's strategy of converting under-utilised commercial properties into higher-yielding co-living assets.

CAPITAL RECYCLING



Sale & Leaseback of Coliwoo Hotel Pasir Panjang

- On 18 December 2025, Coliwoo entered into a sale and leaseback arrangement involving the disposal of its 80% interest in its subsidiary, Coliwoo PP Pte. Ltd. (now known as Sky Bow Properties Pte. Ltd.), which owns and manages Coliwoo Hotel Pasir Panjang, our co-living hotel property located at 404 Pasir Panjang Road.
- This structure allows Coliwoo to continue operating the co-living hotel property, thereby maintaining its portfolio of rooms under management.
- The sale was completed on 12 January 2026.
- By unlocking the value tied up in the property while retaining operational rights via the leaseback arrangement, the Group effectively transitions towards a more asset-light business model without compromising operational excellence.

Business Outlook & Growth Strategies



Evolving towards Real-estate-as-a-Service and Sustainable Urban Redevelopment

SPACE OPTIMISATION: THE CORE

Industrial & Commercial

- Expand Work+Store footprint via acquisition.
- To elevate user experience and profit margin, convert some existing basic storage units to aircon storage units, adding approximately

10,000

sqft of aircon storage in FY2026



Residential

- Expand Coliwoo portfolio size to:

4,000

rooms by end of 2026

- Enhance the performance of the existing 85 SOHO residential portfolio overseas.



FACILITIES MANAGEMENT: THE PULSE

Tech-driven Operation

- Wider technology and automation adoption.
- Enter new business sectors to diversify revenue base.
- Acquire more market share via strategic mergers and acquisitions.



INNOVATION & SUSTAINABILITY

Sustainability Frontiers

- **Energy:** Harvest energy from non-proof surface (e.g., car port).
- **Property Development:** adaptive reuse of heritage and old buildings, mitigating environmental impacts.



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THANK YOU