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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is made by LHN Limited (the “**Company**”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, which requires a listed issuer to announce any information released to any other stock exchange on which its securities are listed at the same time as the information is released to that other exchange.

Please refer to the following pages of the document which has been published by the Company on the website of the Singapore Exchange Securities Trading Limited on 3 September 2024. In case of any inconsistency between the English version and the Chinese version, the English version shall prevail.

By Order of the Board

LHN Limited

Lim Lung Tieng

Executive Chairman and Group Managing Director

Singapore, 3 September 2024

As at the date of this announcement, the board of directors of the Company comprises Mr. Lim Lung Tieng and Ms. Lim Bee Choo as executive directors; and Ms. Ch’ng Li-Ling, Mr. Yong Chee Hiong and Mr. Chan Ka Leung Gary as independent non-executive directors.

* *For identification purpose only*

**LHN
GROUP**
SPACE OPTIMISED

LHN Group 3QFY2024 Business Updates

SEP 2024



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This presentation should be read in conjunction with the announcement of LHN Limited (the "Company") dated 13 May 2024 for the unaudited results for the six months ended 31 March 2024.

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The past performance of the Company is not indicative of the future performance of the Company. An investment in shares or securities in the Company is subject to investment risks, including the possible loss of the principal amount invested.

Information disclosed in this presentation is derived from the publication of the Company, including announcements, interim reports, annual reports and circulars. Please refer to these documents, available on the Company's website at lhngroup.com, the SGX-ST website at sgx.com and The Stock Exchange of Hong Kong Limited website at www.hkexnews.hk, for detailed information.

If you are in any doubt about the action you should take, consult your legal, financial, tax or other professional adviser(s).



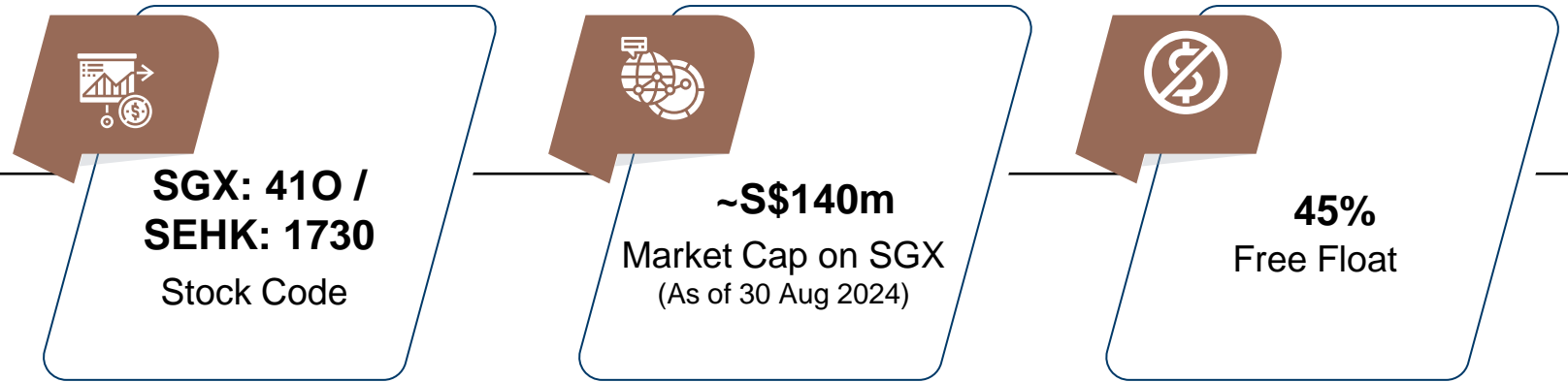
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Corporate Overview



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



Shareholders



* Approximate figures

OUR BUSINESSES

SPACE OPTIMISATION

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

PROPERTY DEVELOPMENT

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

What We Do

COMMERCIAL SPACE

GREENHUB
SUITED OFFICES FOR BORN GLOBAL FIRMS

INDUSTRIAL SPACE

work+store

RESIDENTIAL SPACE

colivoo 85 SOHO

55 TUAS PROJECT - FOOD FACTORY

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**



**CAR PARK
MANAGEMENT**



**RENEWABLE ENERGY
(SOLAR PANELS,
EV CHARGING STATIONS,
ELECTRICITY RETAILING)**



Where We Operate



Singapore



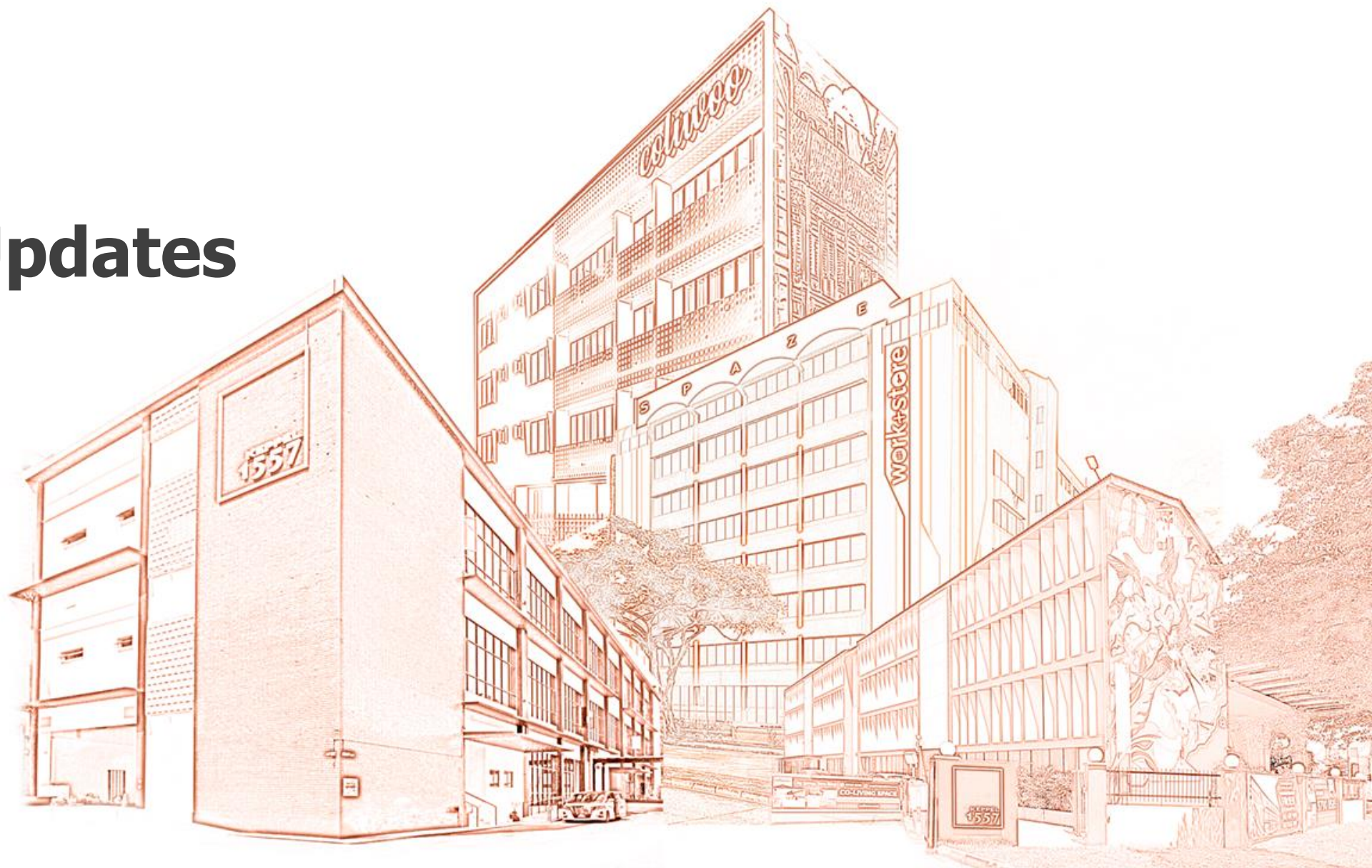
Hong Kong SAR
(China)



Singapore

**LHN
GROUP**
SPACE OPTIMISED

3QFY2024 Business Updates



MAINTAINING ROBUST MOMENTUM IN OUR CORE BUSINESS SEGMENTS

AS AT 30 JUNE 2024

Overall Occupancy Rates

Industrial, Commercial and Coliwoo Co-living Properties

over **90%**



Car Park Management

Managing **94 car parks** with

over **25,000**

lots in Singapore



Managing **3 car parks** with

over **1,000**

lots in Hong Kong

Coliwoo Business

Secured

2,401

keys



Energy

Operating

17

EV charger points

under the Group and its joint venture.



SECURED IN 3QFY2024

Facilities Management Business

Secured

28

new FM contracts



Energy

Secured **2** solar energy contracts with a combined capacity of

approx.

0.1 MW



SPACE OPTIMISATION

17 Owned Properties

5 Joint Venture Properties

25 Master Leased Properties

COMMERCIAL



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



- 2** offices worldwide.

INDUSTRIAL



- Manage B1 and B2 business spaces, including self storage spaces, supporting companies engaging in light to medium industrial and e-commerce activities.
- 15** properties in Singapore.
- Over 2,000,000 sqft of space managed.

work+store

- 7** Self Storage facilities in Singapore with over 1,600 storage units.

RESIDENTIAL



- Manage **1** Foreign Domestic Workers' Dormitory at Keramat Road (Singapore).
- Manage and operate over **2,700 keys** in co-living, hostels, hotels, serviced residences under Coliwoo and 85 SOHO brands.

colivoo

- 24** locations in Singapore.

85 SOHO

- 4** locations in Myanmar, Cambodia and China.

RESIDENTIAL SPACE CONCEPT

📍 Self-operated under Coliwoo
 📍 Sub-lease to operator



24 Locations Islandwide in Singapore



31 Boon Lay Dr.



1A Lutheran Rd.



471 Balestier Rd.



320 Balestier Rd.



Lavender Collection



115 Geylang Rd.



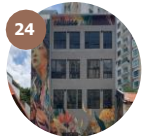
40-42 Amber Rd.



48 & 50 Arab Street
 (Upcoming, estimated 1QFY2025)



75 Beach Rd.



268 River Valley Rd.



60 Boundary Close



100 Ulu Pandan



141 Middle Rd.
 (Upcoming, estimated 3QFY2025)



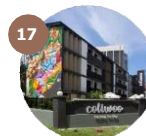
260 Upper Bukit Timah Rd.
 (Upcoming, estimated 3QFY2025)



404 Pasir Panjang



10 Raeburn Park



1557 Keppel Rd.



150 Cantonment Rd.



288 River Valley Rd.
 (Upcoming, estimated 4QFY2024)



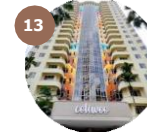
298 River Valley Rd.



450 & 452 Serangoon Rd.



99 Rangoon Rd.



2 Mount Elizabeth



NUMBER OF KEYS BY PROJECTS

Period	Co-Living - Singapore Projects		85 SOHO - Overseas Projects		Total
	Master Lease	Owned/ Joint Venture	Master Lease	Owned/ Joint Venture	
As of Mar'24	1,789	362	275	108	2,534
As of Jun'24	1,851	550	275	108	2,784

Our Growth Strategies:

- Target to add at least 800 keys every year for 3 years.
- Exploring capital recycling and move towards asset-light (AUM) model.

**LHN
GROUP**
SPACE OPTIMISED

Business Outlook & Growth Strategies



RECENTLY LAUNCHED PROJECT

268 RIVER VALLEY

Renovate, manage and operate the property under our Coliwoo co-living brand.

Objectives:

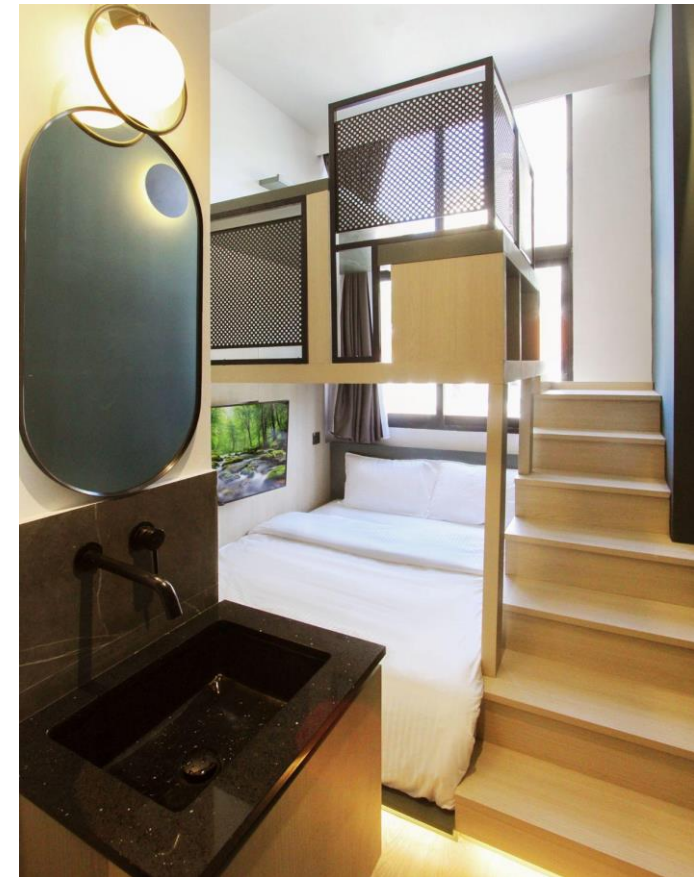
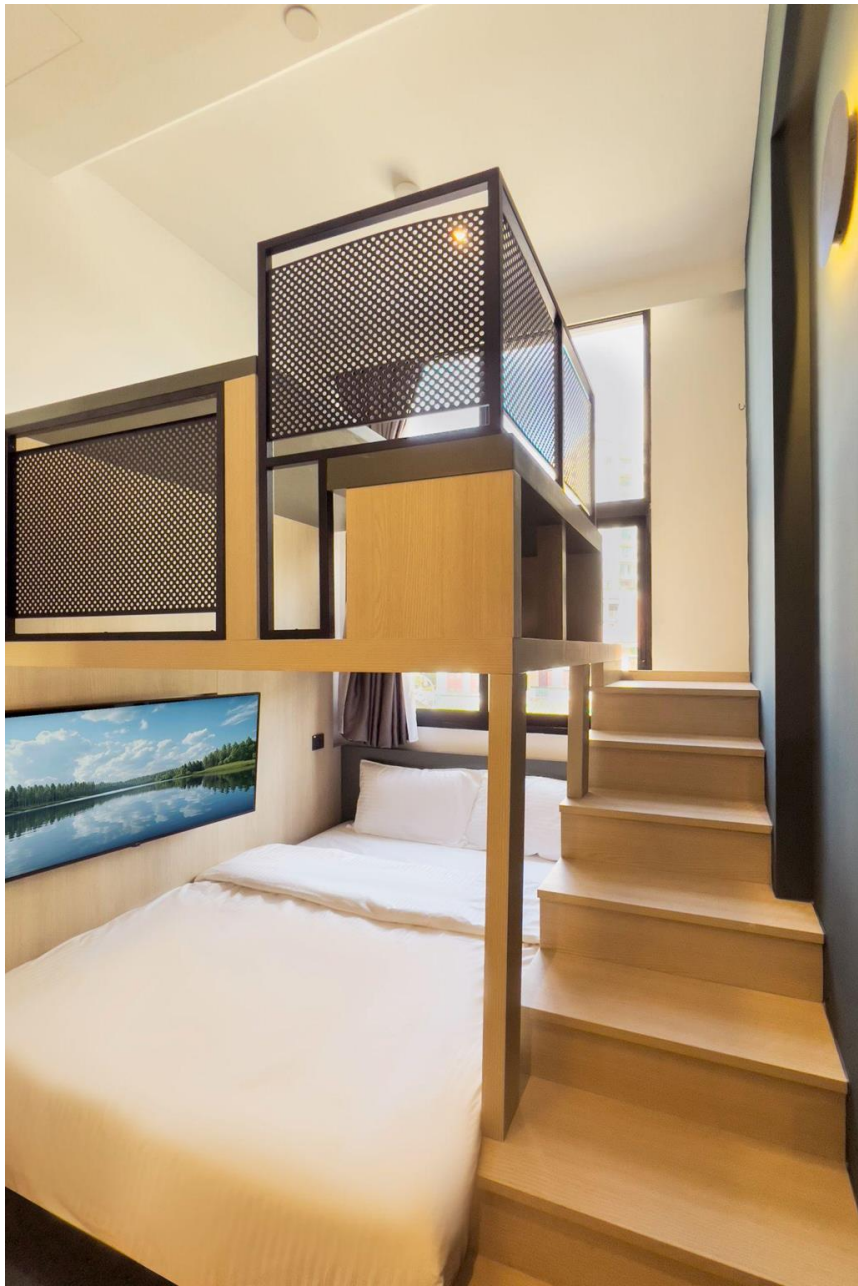
- Extend space optimisation and property management services to landlords.
- Expand Coliwoo's footprint.
- Align with the Company's asset-light strategy.

No. of Keys:
30

Commercial Area:
approx. 1,000 sqft

In Operation:
4QFY2024





NEW PROJECTS

288 RIVER VALLEY

No. of Keys:
Estimated 39

Commercial Area:
approx. 2,500 sqft

**Expected
Operational Date:**
4QFY2024



**48 & 50
ARAB STREET**

No. of Keys:
Estimated 26

Commercial Area:
approx. 1,345.5 sqft

**Expected
Operational Date:**
1QFY2025



NEW PROJECTS

GSM BUILDING

No. of Keys:
Estimated 188

Commercial Area:
approx. 12,000 sqft

**Expected
Operational Date:**
3QFY2025



PROPERTY DEVELOPMENT

Food Processing Industrial Development

55 Tuas South Avenue 1

- Saleable area of 112,000 sqft.
- In the midst of obtaining Temporary Occupation Permit and expected to be ready for sale in September 2024.

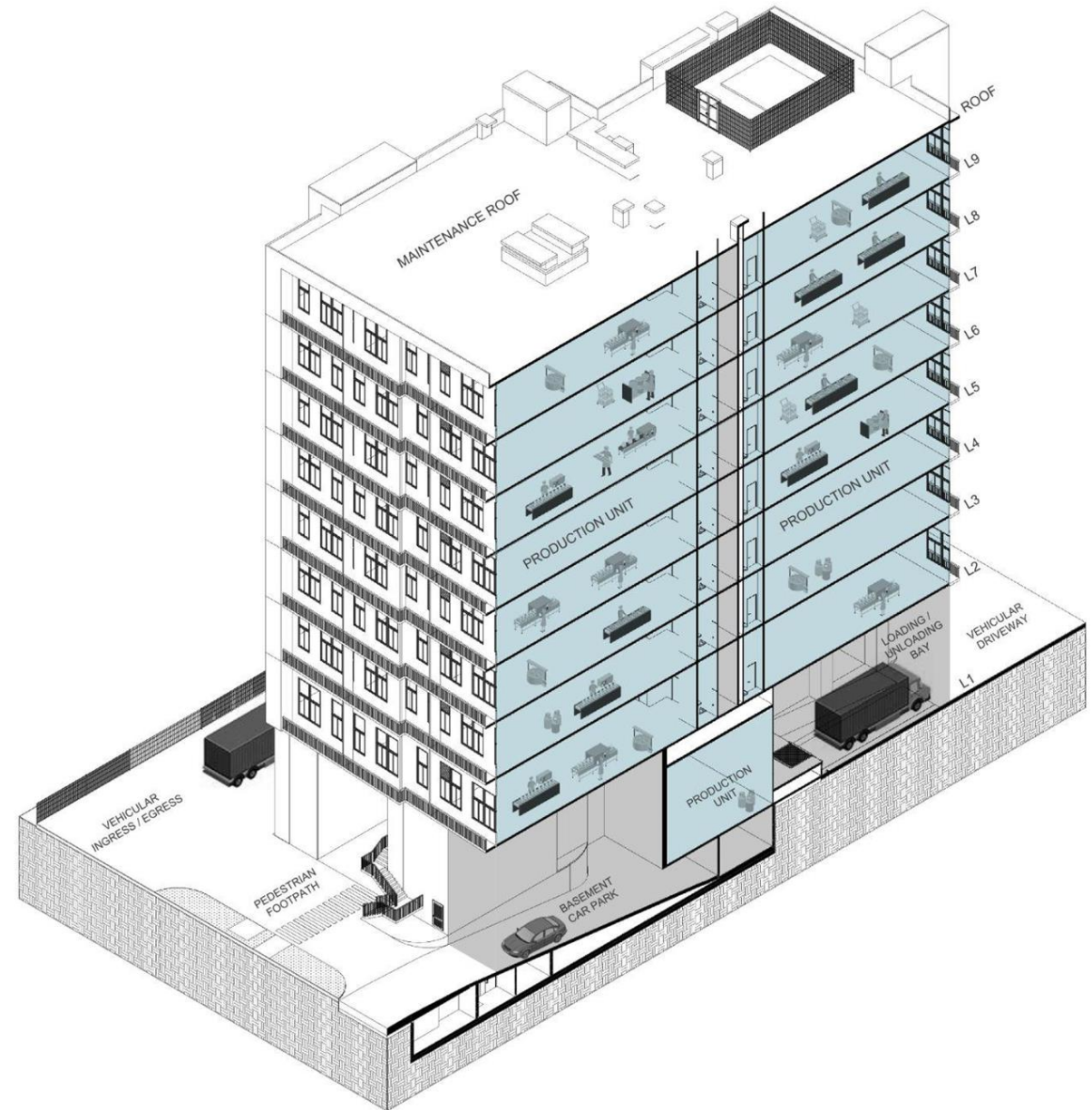


PROPERTY DEVELOPMENT

Food Processing Industrial Development

55 Tuas South Avenue 1

- **Estimated number of units:**
49
- **Estimated unit sizes:**
over 2,000 sqft.
- **High ceilings:**
5-6 metres
A ground floor height of 10.5 metres.
- **Strategic location:**
Excellent connectivity and proximity to the Tuas 2nd Link and the future Tuas Mega Port.



ENERGY BUSINESS

Continued Expansion after 30 June 2024

- Successfully secured a new contract to install and operate EV charging points.
- Successfully secured three solar energy contracts with a combined capacity of approximately 0.8 MW.

TOTAL SOLAR
ENERGY CAPACITY
AS AT 30 JUNE 2024

6 MW

CAPITAL RECYCLING INITIATIVES



Purchased Wilmer Place, located at 50 Armenian Street, for S\$26.5 million, with LHN's 50% share of the outlay being S\$13.25 million.



A joint venture company in which the Group holds a 40% shareholding interest sold its car park at Bukit Timah Shopping Centre, located at 170 Upper Bukit Timah Road, for S\$22 million.

Q&A



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lhngroup.com

THANK YOU