

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and the Singapore Exchange Securities Trading Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 31 July 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, 31 July 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*

For Immediate Release

LHN's Coliwoo Strengthens Foothold in River Valley with Upcoming Launch of Two More Co-Living Properties

- *The introduction of Coliwoo River Valley 268 and Coliwoo River Valley 288 allows the brand to present three neighbouring service apartment offerings within the precinct*
- *This double expansion is driven by strong demand for quality flexible accommodation, evidenced by the high occupancy rate of Coliwoo River Valley 298 since its launch in June 2023*
- *With a combined total of 85 keys, the three serviced apartment properties offer a minimum stay of six nights with weekly housekeeping service.*



Coliwoo River Valley 268, featuring the brand's signature exterior of vibrant colours. Every mural on each of the three Coliwoo River Valley properties is part of a wider series, depicting 'The Three Graces' – Empathy, Wisdom, and Humour.

Singapore, 31 July 2024 – Coliwoo, a co-living subsidiary brand under real estate management services group, LHN Limited (“LHN, together with its subsidiaries, the “Group”) (SGX: 410 / SEHK: 1730), has recently unveiled the upcoming launch of two new properties. **Coliwoo River Valley 268 and Coliwoo River Valley 288** seek to strengthen Coliwoo's foothold within the affluent and highly sought-after neighbourhood of River Valley.

Following Coliwoo's first River Valley property, namely Coliwoo River Valley 298 which has seen high occupancy since its launch, the two new additions similarly sit along River Valley Road. All three River Valley properties take the total number of keys in the precinct under Coliwoo to 85, parked under the co-living brand's Serviced Apartment portfolio.

Staying true to the brand's proposition of flexibility in leases, Coliwoo River Valley 268 and Coliwoo River Valley 288 need only a minimum of six nights for a booking – in stark comparison to long-term fixed leases of a year in traditional rental housing.

At the Crossroads of Nature, Heritage, and Urban Living

River Valley has long been regarded as Singapore's economic lifeline and hub of commercial activities. Its history dates to the country's colonial era, where its vicinity to the bustling Quays and city centre drew wealthy Europeans and Chinese merchants who wanted to build their homes away from the burgeoning crowd around the wharves.

Till this day, River Valley remains a prime residential enclave for both locals and expats alike due to its proximity to the Central Business District (CBD) and Orchard. Beyond its strategic city fringe placement, there lies a large profusion of cafes, bars, and restaurants across the Quays. Residents can also look forward to a plethora of amenities, including malls such as UE Square, Great World Mall, Great World City and Plaza Singapura. The neighbourhood also lies near many academic institutions, making it a hot spot among local and exchange students.

Those yearning for the outdoors can take joy in the nearby Fort Canning Park – approximately a 7-minute walk from River Valley Road. With easy access to such serene and beautiful natural environments, the neighbourhood provides the ideal, holistic balance of living with nature and a gateway to swanky nightlife experiences.

“We've identified the neighbourhood of River Valley as a growth opportunity and are excited to welcome more members to the new properties of Coliwoo River Valley 268 and Coliwoo River Valley 288. Since the launch of Coliwoo River Valley 298 last year, we've observed an even greater demand for flexible and temporary accommodation concepts, especially within the city fringe,” said **Kelvin Lim, Group Managing Director of LHN Group and Founder of Coliwoo.**

“Having three Coliwoo Serviced Apartment properties along the same stretch in this highly coveted area not only strengthens our foothold within the co-living space, but also creates a stronger, more close-knit community among our Coliwoo members.”

Coliwoo River Valley 268: Optimising Space through Stylish Loft Apartment Designs

Taking inspiration from loft living in New York – where residents used to turn former industrial buildings into live-work spaces – all units within Coliwoo River Valley feature a cosy loft design that echoes comfort and functionality for both short- and long-term stays.



Render of a loft unit at Coliwoo River Valley 268, showcasing a stylish interior design that maximises living and working spaces.

A unique take on the traditional loft bedroom, the workstation is placed on the upper loft right by the window for members to take in natural light during the day. Meanwhile, single/queen-sized beds are placed at the lower loft, alongside a smart TV – perfect for relaxing movie nights (or days) in bed.

For storage maximisation, the space beneath the staircase linking the lower and upper lofts also doubles up for storage. LED strips are also installed underside the staircase platform, ensuring safety when climbing up and down in the dark.

While some units feature an ensuite kitchenette and washer-cum-dryer, Coliwoo River Valley 268 also offers members the option of living in three-bedroom suites, which comes with two queen-sized beds and a single bed or a queen-sized bed and two single-sized beds. Ideal for those who are looking to stay with a group of friends, colleagues, or family members while allowing individual or couple privacy, these room types also provide workstations in two bedrooms, two spacious bathrooms and a communal kitchen.

Coliwoo River Valley 288: A Modern Contemporary Oasis in the City Fringe

Slated to launch by end of September 2024, Coliwoo River Valley 288's unit designs exude a sense of contemporary comfort, much attributable to the thoughtful selection of neutral hues and refined aesthetic. They revolve around a timeless palette and European understated elegance, characterised by herringbone wooden flooring and a sophisticated black and white design, purposefully complementing the prestigious River Valley enclave.



Render of a Coliwoo River Valley 288 unit, refinedly decked in earthy tones to evoke an ambience of warmth and calmness.

Boasting the same self-sufficiency as with most Coliwoo units, rooms at Coliwoo River Valley 288 are retrofitted with an ensuite kitchenette, washer-cum-dryer alongside a spacious workstation. Intended for both short- and long-term stays, this member-oriented set-up provides great convenience for residents, allowing for immediate move-in.

Kelvin Lim added, "The market's preference for ready-to-move-in accommodation is here to stay; people are constantly on the lookout for hassle-free living on their own terms, and Coliwoo is committed to just that. Our properties – new and old – will always stay true to providing our members with flexibility, convenience, comfort, and community."

For more information on Coliwoo's new properties, please visit [here](#).

END

About Coliwoo

Coliwoo is a co-living subsidiary brand under the real estate management services group, LHN Limited, aimed at building close-knit communities through thoughtfully designed and retrofitted spaces. As Singapore's largest co-living operator, Coliwoo offers a wide variety of properties catered to suit varying needs. Nestled in accessible and convenient locations across Singapore, Coliwoo's co-living spaces include Hotel and Residence concepts and offer flexible leases for members' hassle-free city living.

For more information, visit <https://coliwoo.com/>

Media Contact

W Communications, on behalf of Coliwoo
lhngroup@wcommunications.sg