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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 1 August 2023. 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, 1 August 2023

*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**

## **Robust Vibrancy at River Valley Coliwoo Launches Latest Co-living Project and Acquires Two Properties in River Valley**

- A 4-storey premium co-living service residence – Coliwoo River Valley 298 is Coliwoo’s 14<sup>th</sup> property launched to-date.
- Strategically located in the heart of bustling River Valley and a few minutes’ walk from Fort Canning MRT Station, Coliwoo River Valley 298 is highly accessible to various shopping, entertainment and fitness hubs.
- Beyond the launch of Coliwoo River Valley 298, Coliwoo’s holding company, LHN Limited, recently announced a strategic twin acquisitions of 286 River Valley and 288 River Valley properties for co-living purposes, which aims to further strengthen Coliwoo’s brand value.



*Coliwoo River Valley 298, the latest in contemporary co-living*

**Singapore, 1 August 2023** – Coliwoo, a co-living subsidiary brand under real estate management services group, LHN Limited (“LHN”, together with its subsidiaries, the “Group”), recently unveiled its latest property launch, **Coliwoo River Valley 298**. This four-storey service apartment is located in the opulent neighbourhood of River Valley and is a few minutes’ walk from Fort Canning MRT Station, providing tenants with easy and convenient access to various shopping, entertainment and fitness hubs.

Coliwoo River Valley 298 is the first step in a series of exciting plans for the neighbourhood. With two additional River Valley properties looking to enter the fray under Coliwoo’s brand by 2024 (subject to completion of the acquisitions), Singapore’s largest co-living operator will be looking to expand its available keys within the vicinity.

“We are consistently looking to bolster our offerings for our tenants, providing them with the freedom and flexibility to choose the most convenient locations across our varied portfolio of Coliwoo properties,” said Mr. Kelvin Lim, Executive Chairman, Executive Director & Group Managing Director of LHN Limited.

## Lapping up the Luxury



*Coliwoo River Valley 298 illustrates a sleek Nordic ensemble, symbolising a haven for tenants*

As the latest entry into the extensive collection of Coliwoo properties, Coliwoo River Valley 298 service apartment reimagines co-living. With a Scandinavian minimalist aesthetic themed across the property, the residence features an interwoven play on light and space – the welcoming hue of each apartment provides a respite from a long days' work, allowing tenants to experience a distinct sense of openness, with a refreshing touch to start or end the day.

Fully furnished with a queen-sized bed, ensuite bathroom, kitchenette, wardrobe, smart television, workstation, and a washer dryer, tenants have everything at their fingertips to turn this space into their home.

## Setting the Standard



*A tranquil and nature-themed lounge designed for members to relax and connect with like-minded individuals*

As with all Coliwoo properties, Coliwoo River Valley 298 will continue to offer tenants with flexible leases, a myriad offering of amenities, and a welcoming refuge within an expansive lounge area, which rings eponymous with the brand, allowing tenants to mingle with their neighbours within the communal space to truly experience the wonders of co-living at Coliwoo.



*Capturing the first of the Graces, welcoming tenants home to River Valley*

With the tradition of adopting masterful murals adorning the facade of its properties, Coliwoo River Valley 298 is no exception. Inspired by the classic painting, *The Three Graces*, the artist aims to capture the essence of the painting by depicting three renditions across the upcoming three River Valley properties.

### **Sensible Sustainability**

Embracing due diligence to going green, Coliwoo River Valley 298 embodies LHN Limited's dedication and commitment to sustainability. Through technological advancements, the residence features solutions aimed at reducing emissions, such as implementing motion-activated light sensors within the common areas to reduce electricity usage.

As part of LHN Limited's expertise at space optimisation, Coliwoo River Valley 298 property is not a brand-new building, but rather a repurposed, revamped, and renovated building that exudes opulence and luxury along the River Valley district. In doing this, Coliwoo hopes to reduce its carbon footprint, especially the unwanted emissions that arise from demolishing and rebuilding of properties and buildings.

### **Elevating the Experience**

Whilst the launch of Coliwoo River Valley 298 symbolises the brand's commitment to providing tenants with a robust and holistic co-living experience, the wider Group within LHN Limited is consistently looking to evolve and elevate the expectations of the wider organisation.

As exclusive tenants of Coliwoo, tenants can enjoy a range of exclusive discounts across the plethora of partners within the organisation, such as **Work+Store**, a specialist in premium storage facilities. Members will be offered carefully curated storage solution deals that are customised to everyone's needs, providing seamless temporary or long-term storage solutions, including valet delivery services for hassle-free moving and item delivery.

### **Strengthening Coliwoo's Foothold in the Co-living Market**

In tandem with the exponential growth expected to come from the brand, Coliwoo's existing diverse portfolio of properties are looking to pave the way for new entrants into the neighbourhood. Presently, Coliwoo boasts a range of properties island-wide, including Coliwoo Balestier 320, Coliwoo 450SR (Serangoon), Coliwoo Hotel Gay World, Coliwoo 75BR (Beach Road), and Coliwoo Lavender Collection.

Launched earlier this year, Coliwoo Orchard remains the flagship offering of Singapore's largest co-living operator. Situated a stone's throw away from the hustle and bustle of Singapore's premier shopping district, Orchard Road. The launch of Coliwoo Orchard signified the brand's step forward within the co-living industry, providing tenants a location to call home within the heart of Singapore.



The launch of Coliwoo River Valley 298 is the first rung in the ladder of its expansion plans in the neighbourhood. With the recent twin acquisitions of nearby 286 River Valley and 288 River Valley properties, Coliwoo is poised to solidify its presence and cultivate a vibrant community among Coliwoo residents, enhancing its appeal as a desirable living destination that goes beyond traditional housing.

The co-living operator is also looking to expand its footprint in locations with existing Coliwoo properties, such as Balestier Road and Lavender Street, while foraying into newer territories along Arab Street and within Pasir Panjang.

“It is a lofty ambition, but it is one that we are confident of achieving,” said Ms. Chong Ching Yeng, Coliwoo’s Chief Commercial Officer. “With many projects in the pipeline, Coliwoo is committed to providing potential tenants with a wide selection of properties to choose from based on their varying needs. Our offerings are synonymous with the brand, providing tenants with flexible lease term and the ability to choose their desired residence at their convenience. We have observed a trend where young local tenants are increasingly moving away from their family homes to embrace independence and explore co-living options. Additionally, we have noticed that local couples are also opting to rent rather than purchasing their own flats.”

Coliwoo is consistently looking for ways to ensure that tenants are presented with a diverse selection of properties, and with the expansion goals planned to pave the way for additional properties to enter the fray, the company is optimistic that its high occupancy rates will continue forward in the years to come.

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#### **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/>.

For more information, please contact:

**Vimidamini Haridasan/Jorim Kok**

**Redhill Communications**

E-mail: [lhngroup@redhill.asia](mailto:lhngroup@redhill.asia)

Mobile: +65 9652 6640/+65 9363 5062