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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 15 March 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, 15 March 2024

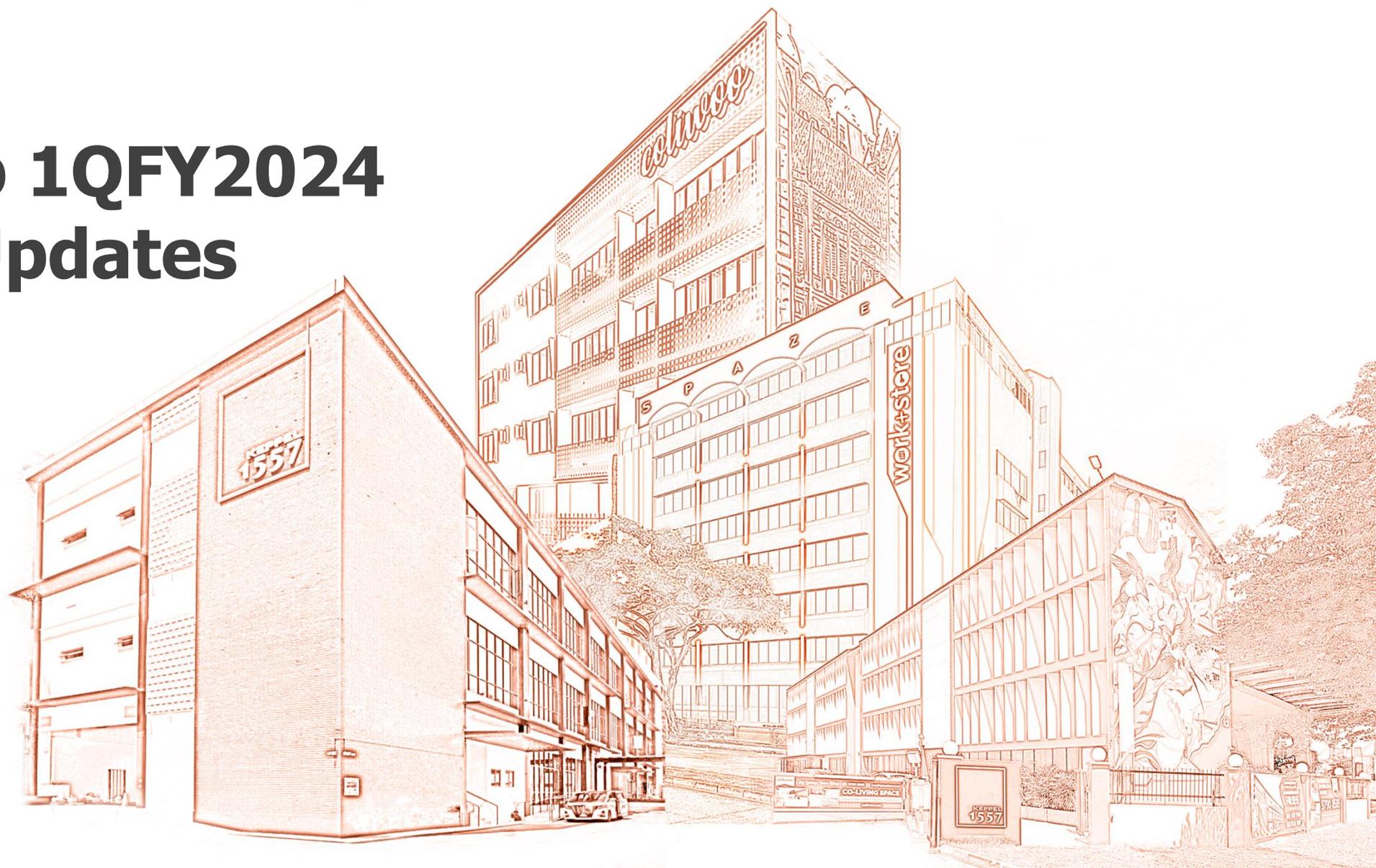
*As at the date of this announcement, the board of directors of the Company comprises Mr. Lim Lung Tieng and Ms. Lim Bee Choo as executive directors; and Ms. Ch’ng Li-Ling, Mr. Yong Chee Hiong and Mr. Chan Ka Leung Gary as independent non-executive directors.*

\* *For identification purpose only*

**LHN  
GROUP**  
SPACE OPTIMISED

# LHN Group 1QFY2024 Business Updates

*MAR 2024*



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# Corporate Overview



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



## Shareholders



\* Approximate figures

# OUR CURRENT BUSINESSES

## SPACE OPTIMISATION

## PROPERTY DEVELOPMENT

### What We Do

Redesign unused, old and under-utilised commercial, industrial and residential 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.

### Subsidiaries / Space Concepts

#### 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 CURRENT 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.

### Subsidiaries

**CLEANING &  
RELATED SERVICES**



**CAR PARK  
MANAGEMENT**



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



### Where We Operate



Singapore



Hong Kong SAR  
(China)



Singapore

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# 1QFY2024 Business Update



# MAINTAINING ROBUST MOMENTUM IN OUR CORE BUSINESS SEGMENTS

## Overall Occupancy Rates

Residential, Industrial and Commercial Properties

over **90%**



## Coliwoo Business

Managing

**2,153**

keys



## Facilities Management Business

Secured

**24**

new FM contracts



## Car Park Management

Managing **80 car parks** with

over **26,000**

lots in Singapore



Managing **2 car parks** with

over **800**

lots in Hong Kong

## Energy

Secured **7** solar energy contracts with combined capacity of

approx.

**1.7 MW**



## Energy

Operating

**17**

**EV charger points**

under the Group and its joint venture.



# SPACE OPTIMISATION

**16** Owned Properties

**5** Joint Venture Properties

**21** 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.
- 5** properties in Singapore.
- 1** property in Indonesia.
- Approx. 359,000 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
- Approx. 2,046,000 sqft of space managed.

### work+store

- 7** Self Storage facilities in Singapore with over 1,300 storage units.

## RESIDENTIAL



- Manage co-living white collar & student hostels, hotels, serviced apartments.
- Manage over 2,000 keys.

### colivoo

- 19** locations in Singapore

### 85 SOHO

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



# 19 Locations Islandwide in Singapore

Self-operated under Coliwoo

Sub-lease to operator



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 2HFY24)



404 Pasir Panjang



10 Raeburn Park



1557 Keppel Rd.



150 Cantonment Rd.



288 River Valley Rd.  
(Upcoming, estimated 4QFY24)



298 River Valley Rd.



2 Mount Elizabeth



99 Rangoon Rd.



450 & 452 Serangoon Rd.



75 Beach Rd.



## 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 at Sep'23	1,387	294	275	108	2,064
As at Dec'23	1,408	362	275	108	2,153

### 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.

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# Business Outlook & Growth Strategies



# NEW FY2024 PROJECTS IN OPERATION

## 404 PASIR PANJANG

No. of keys:  
60

Commercial Area:  
approx. 2,800 sqft

Usages:  
L1 - F&B  
L2-4 - Guest House

Operational Date:  
1QFY2024



## 99 Rangoon Road

No. of keys:  
32

Commercial Area:  
approx. 1,100 sqft

Usages:  
L1 - Shop  
L2-4 - Student Hostel

Operational :  
Master lease to  
operator



# PROJECTS IN PIPELINE

## 288 River Valley

**No. of keys:**  
Estimated 39

**Commercial Area:**  
approx. 2,500 sqft

**Usages:**  
L1 - Shop  
L2-4 - Serviced  
Apartment

**Expected  
Operational Date:**  
4QFY2024



## 48 & 50 ARAB STREET

**No. of keys:**  
Estimated 26

**Commercial Area:**  
approx. 1,345.5 sqft

**Usages:**  
L1 - Shop/F&B  
L2-4 - Hotel

**Expected  
Operational Date:**  
2HFY2024



# PROJECTS IN PIPELINE

## GSM BUILDING

**No. of keys:**  
Estimated 187

**Commercial Area:**  
approx. 12,000 sqft

**Usages:**  
L1-2 - Shops  
L3-6 - Serviced  
Apartment

Obtained the Order  
for the sale of the  
property on 9 Feb  
2024.



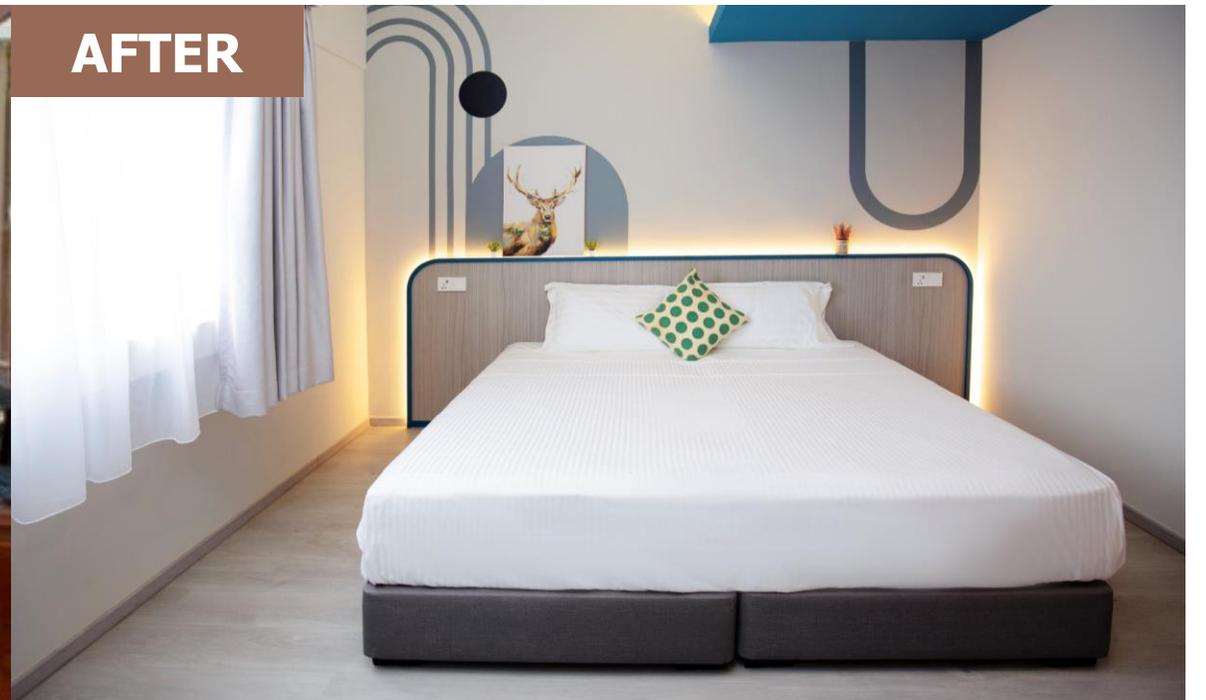
# Our Advantage: Property Rejuvenation



**BEFORE**



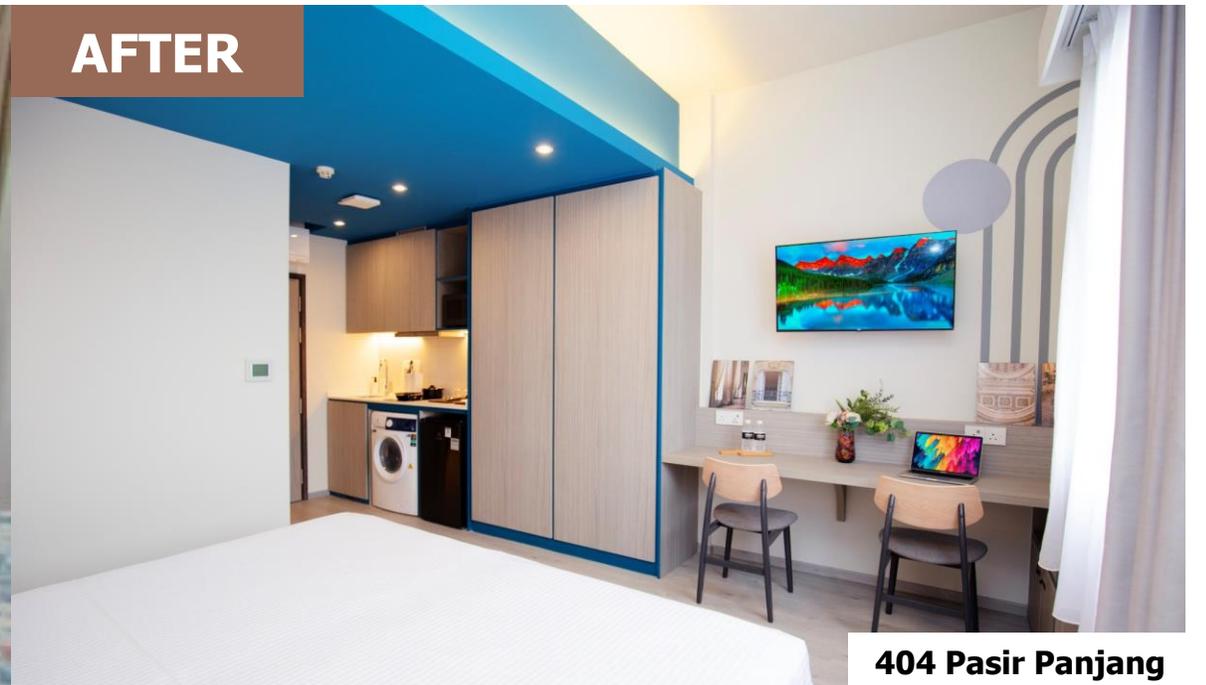
**AFTER**



**BEFORE**



**AFTER**



**404 Pasir Panjang**

## SPACE OPTIMISATION

# SUCCESSFULLY SECURED CONTRACT WITH MOH HOLDINGS (MoHH)

- On 25 January 2024, the Group signed a contract with MoHH to design, retrofit and operate two lodging facilities for healthcare professionals.
- Located at 100 Ulu Pandan Road and 60 Boundary Close, the facilities will provide accommodation for around 700 healthcare professionals.
- The facilities are expected to begin operations in the second half of 2024.

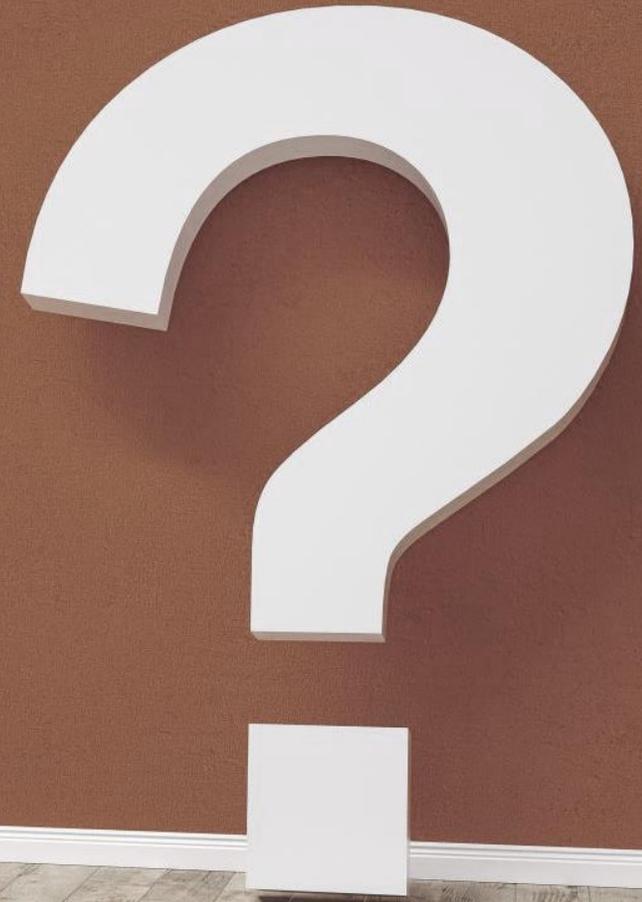


**100 Ulu Pandan**



**60 Boundary Close**

# Q&A



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