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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 9 April 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, 9 April 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 GROUP AWARDED STATE PROPERTY TENDER FOR  
260 UPPER BUKIT TIMAH ROAD**

- LHN Facilities Management Pte Ltd, a subsidiary of LHN Group, has been awarded the tender for state property at 260 Upper Bukit Timah Road, which was evaluated based on a set of Price and Quality criteria
- Beyond rejuvenating the site, LHN aims to turn the existing compound into a vibrant mixed-use development, serving as a key community node for both the Rail Corridor and the Upper Bukit Timah precinct
- The site will also house the Group's residential co-living space concept, Coliwoo

**Singapore, 9 April 2024** – LHN Facilities Management Pte Ltd, a subsidiary of LHN Group (being LHN Limited “LHN” together with its subsidiaries, the “Group”), is pleased to announce its awarded tender of **260 Upper Bukit Timah Road**, which was evaluated based on a set of Price and Quality criteria. With a focus on accessibility, sustainability, creativity and recreation, the site will be rejuvenated into an integrated mixed-use community node for Rail Corridor users and communities at Upper Bukit Timah, featuring co-living spaces and a wide variety of well-curated community-centric offerings that foster family bonding and promote social interaction.

**Revitalised Community Hub within Upper Bukit Timah Precinct**

Situated in close proximity to the upcoming Hume MRT Station (part of the Downtown Line), the former Bukit Timah Fire Station is planned as a community node along the Rail Corridor and a gateway for visitors to explore the surrounding heritage and nature attractions. The site is strategically located amidst lush greenery and heritage landmarks with easy access to the Bukit Timah Nature Reserve, Bukit Batok Nature Park and recreational corridors – the 24km-long Rail Corridor and the 36km-long Coast-to-Coast Central Trail. Envisioned to promote inclusive communities and sustainable lifestyles, this LHN's rejuvenation project seeks to develop an iconic community nexus with seamless connectivity to the Rail Corridor and the nature trails. As such, the project encompasses ample shared public spaces for community-based programmes in addition to residential co-living, and will utilise the surrounding greenery for urban farming, wellness and nature-based activities.



*Artist's impression of the mixed-use environmentally-friendly space that seamlessly blends living, social bonding and recreational activities.*

To create a holistic experience for both visitors and residents, LHN will bring onboard a diverse range of amenities offered by a well-curated pool of sub-tenants. The proposed facilities and activities include a gym, pet-friendly spaces, bike rental facilities, community gardens, swimming classes, workshops and more. Minimarts and affordable food and beverage options will also be made available within the premises for added convenience.

### **Designing with a Nod to Sustainability at Every Corner**

Leveraging its expertise in space optimisation and building restoration, LHN intends to thoughtfully spruce up the existing structure of the buildings without major redevelopment works, and in accordance with the prevailing guidelines. Landscaping will also be improved to increase the green coverage and create a pleasant environment for visitors and residents. This approach has been practised in LHN's previous refurbishment projects, allowing the Group to efficiently utilise spaces while minimising dis-amenities during the upgrading process.

Committed to reducing carbon footprint and promoting sustainable lifestyles, LHN will incorporate environmentally-friendly features throughout the premises. These include renewable solar energy systems, water and energy conservation fittings, and low carbon mobility initiatives such as bicycle facilities and electric vehicle fast charging points. Dedicated spaces for community gardens, health and wellness programs, educational programmes on sustainability topics and upcycling workshops will be made available to members of the public.



*Artist's impression of dedicated spaces for community gardens.*

### **Building Upon Coliwoo's Strong Momentum for Expansion**

As part of the Group's expansion plan in the co-living business, a section of the site will be repurposed to create co-living spaces to be operated by its subsidiary, Coliwoo. Expected to open along with the shared public spaces in the first half of 2025, co-living serviced apartments at 260 Upper Bukit Timah Road will provide its members with a seamless urban-nature blend dwelling experience where they can live, work, and play, all within a single, cohesive, lush green environment.

"Being awarded the tender at 260 Upper Bukit Timah Road is an excellent opportunity for us to materialise our vision of building a sustainable close-knit community. With our extensive experience in space optimisation, building restoration and co-living space operations, we are confident that our plans for the premises will not only revitalise the premises itself but also benefit the wider neighbourhood," said **Kelvin Lim, Executive Chairman, Executive Director & Group Managing Director of LHN Group.**

### **About LHN Limited**

LHN Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is a real estate management services group headquartered in Singapore with the ability to generate value for its landlords and tenants through its expertise in space optimisation.

The Group currently has four (4) main business segments, namely: (i) Space Optimisation Business; (ii) Property Development Business; (iii) Facilities Management Business; and (iv) Energy Business.

Under its Space Optimisation Business, the Group acquires its own properties, secures master leases of unused, old, and under-utilised commercial, industrial, and residential properties, and through re-designing and planning, transforms them into more efficient usable spaces, which the Group then leases out to its tenants. Space optimisation generally allows the Group to enhance the value of properties by increasing their net lettable area and potential rental yield per square foot.

The Property Development Business engages in (a) property development activities such as the acquisition, development and/or sale of various types of properties; and (b) property investment activities relating to the business of property development, property investment and property management.

The Group’s Facilities Management Business offers car park management services and property maintenance services such as cleaning, provision of amenities and utilities, and repair and general maintenance principally to the properties it leases and manages, as well as to external parties.

The Group’s Energy Business offers sustainable energy solutions including the electricity retailing business, provision of electric vehicle charging stations and installation of solar power systems for properties we manage and for our customers.

The Group has business operations in Singapore, Indonesia, Myanmar, Cambodia and Hong Kong.

### **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 one of 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/>.

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