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JUSTCO CONTINUES EXECUTION OF IPO EXPANSION PIPELINE WITH NEW ORCHARD ROAD LOCATION; SECURES 100% PRE-COMMITMENT FOR COWORKING SPACE

- Creates one of Asia's first integrated "Work, Live, Connect" destinations combining premium coworking, coliving and curated retail experiences under one roof
- Secures commitment from Deloitte Singapore to occupy 100% of the coworking space at JustCo's newest premium coworking centre in Singapore
- Expands into coliving through a management contract under new lifestyle brand, JustAt
- Coworking centre to commence operations in September 2026; coliving and retail experiences expected to begin in January 2027
- Continues execution of the Group's committed expansion pipeline as outlined in its IPO Prospectus

SINGAPORE, 10 July 2026 – JustCo Holdings Limited ("JustCo" or the "Company", and together with its subsidiaries, the "Group"), a leading Singapore-grown flexible workspace operator with an extensive Asia Pacific network, today announced the launch of JustCo Place at 160 Orchard Road, marking another key milestone in the execution of the Group's expansion strategy as outlined in its IPO Prospectus.

The Group has entered into a master lease with OG Private Limited ("OG" or the "Landlord") for part of the premises at 160 Orchard Road, Singapore 238842, comprising approximately 150,000 square feet ("sq ft") of floor area, including a retail podium.

The new location further strengthens JustCo's Singapore network while expanding the Group's hospitality-led platform beyond flexible workspaces into coliving and curated retail offerings, creating an integrated "Work, Live, Connect" destination in the heart of Orchard Road.

The premium JustCo-branded coworking centre will occupy levels 3 and 4, while the remaining space will be dedicated to a curated mix of food & beverage, lifestyle, wellness and healthcare for connection of tenants.

Ahead of its opening in September 2026, JustCo has already secured Deloitte Singapore as the anchor customer, with the firm committing to occupy 100% of the space. The full pre-commitment underscores continued demand from large enterprises for high-quality flexible workspace solutions and reinforces JustCo's position as a trusted workspace partner for multinational corporations and large organisations.

In addition, JustCo has entered into a management agreement with the Landlord to operate the serviced apartment tower above the building following major enhancement works to be undertaken by the Landlord to transform the existing serviced apartments into 123 premium coliving apartments. The apartments will range from studio units to three-bedroom apartments, accommodating up to 475 guests.

The coliving development will operate under JustAt, JustCo's new coliving brand, representing the Group's strategic expansion into the fast-growing flexible living sector. Operating under an asset-light management contract model, JustCo will manage the property in accordance with its hospitality and service standards, providing a complementary offering alongside its established coworking platform without requiring capital investment.

Scheduled to commence coworking operations in September 2026, JustCo Place forms part of the Group's committed 2026 expansion pipeline disclosed in its IPO Prospectus. Beyond expanding its coworking footprint, the project also marks JustCo's strategic entry into the coliving market, broadening the Group's recurring revenue streams while reinforcing its vision of delivering integrated lifestyle experiences across Asia Pacific.

Mr Kong Wan Sing, Chief Executive Officer of JustCo, said: "The launch of JustCo Place represents another important milestone in delivering the expansion pipeline we committed to investors during our IPO. We are pleased to see such strong market validation of the demand for such workspaces, with a leading global brand committing to occupy our entire coworking space ahead of opening. This reflects the continued demand for high-quality flexible workspaces from enterprise customers and reinforces our confidence in the long-term fundamentals of the sector."

"JustCo Place is more than another coworking centre. It represents the evolution of our platform into a broader 'Work, Live, Connect' ecosystem that brings together premium workspaces, coliving and curated retail experiences under one destination. Through our new JustAt brand and our asset-light management model, we are expanding into complementary growth opportunities while leveraging the hospitality capabilities, operating expertise and customer network we have built over the past decade."

"As we continue executing our expansion strategy, we remain focused on disciplined growth, delivering high-quality locations in Asia Pacific's leading commercial cities and creating long-term value for our customers, landlords and shareholders."

Since the beginning of 2026, JustCo has successfully opened new locations across Bengaluru, Gurugram, Kuala Lumpur, Manila, Singapore and Taipei, demonstrating disciplined execution of its expansion strategy.

Looking ahead, the Group has additional confirmed openings across Kuala Lumpur, Mumbai, Seoul, Singapore, Tokyo and Yokohama. Together with JustCo Place, these committed openings provide strong visibility into the Group's near-term growth pipeline and reflect the steady execution of the expansion plans outlined in JustCo's IPO Prospectus.

Upon completion of these openings, JustCo will further strengthen its presence across Asia Pacific's leading commercial centres while continuing to build a global benchmark for flexible workspace by creating connected ecosystems where people, businesses and communities can thrive.

- End -

About JustCo Holdings Limited

JustCo is a platform building the future of work across Asia Pacific. Our vision is to be the global benchmark for flexible workspace by creating connected ecosystems where people, businesses and communities can thrive.

Through our portfolio of brands, including The Collective, JustCo and the boring office, we support organisations of all sizes, from startups and SMEs to multinational corporations, with flexible workspace solutions across multiple cities and markets.

Beyond workspace, JustCo helps businesses scale faster through flexibility, operational simplicity and access to a regional network. For landlords, we transform buildings into vibrant business destinations that attract demand, enhance asset performance and create long-term value.

Together with our members, partners and landlords, we are building an ecosystem that connects work, business, learning, wellness and community, enabling people and organisations to grow and succeed.

For more information, visit: justcoglobal.com

This media release is issued on behalf of JustCo by CDR.

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Important Notice: This news release contains forward-looking statements, including statements regarding expected opening dates and anticipated business performance. These statements are based on current expectations and assumptions and are subject to risks and uncertainties, including market demand for coworking and coliving space, and general economic conditions across the Group's operating markets. Actual results may differ materially. The Company undertakes no obligation to update these statements except as required under the SGX-ST Listing Manual.