

THE ASSEMBLY PLACE HOLDINGS LTD.
(Company Registration No. 2023000676C)
(Incorporated in the Republic of Singapore)

CLARIFICATION ANNOUNCEMENT

The Assembly Place Holdings Ltd. (the "**Company**") and together with its subsidiaries, the "**Group**") refers to:

- (i) the Company's final offer document dated 15 January 2026 (the "**Offer Document**") registered by the Singapore Exchange Securities Trading Limited, acting as agent on behalf of the Monetary Authority of Singapore; and
- (ii) statements in various news articles and other media (the "**Relevant Media**") referring to the Company's ownership stakes of between 5 per cent and 20 per cent in properties and the Company's plans to exit such investments in three to five years, including the Straits Times article dated 15 January 2026 titled "*Co-living operator The Assembly Place seeks to raise \$18.3m through SGX listing*" and the Business Times article dated 15 January 2026, titled "*Co-living operator The Assembly Place launches Catalyst IPO at S\$0.23 a share*".

The Company wishes to clarify that while the Group may from time to time acquire minority ownership interests in companies that own property assets, the three-to-five-year exit horizon mentioned in the Relevant Media refers to a general timeline observed from the Company's past investments and is not indicative of a definitive exit strategy for its current or future investments. Any potential sale of such property assets would be subject to numerous factors, including the assent of the Group's co-investors and prevailing market conditions. As at the date of this announcement, the Company and its co-investors have not agreed to any firm exit timeline in relation to any of the Group's current or future investments.

By Order of the Board

Eugene Lim
Executive Director and CEO
22 January 2026

*This announcement has been reviewed by the Company's Sponsor, SAC Capital Private Limited (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.*

The contact person for the Sponsor is Ms. Audrey Mok (Tel: (65) 6232 3210), at 1 Robinson Rd, #21-01 AIA Singapore, Singapore 048542.