

FOR IMMEDIATE RELEASE

Singapore's largest and most diversified Community Living operator¹, *The Assembly Place*, attracts strong investor interest for its IPO

- Public Offer of 2.0 million shares was approximately **35.5 times subscribed**.
- Placement of approximately 48.3 million shares received indications of interest that was 3.9 times the value of the placement tranche available for subscription and/or purchase.
- Overall, the IPO was 5.2 times subscribed.
- Trading is expected to start on the SGX-ST Catalist at 9.00 a.m. on 23 January 2026.
- SAC Capital Private Limited is the Sponsor, Issue Manager, Underwriter and Placement Agent for the IPO.

Singapore, 22 January 2026 – The Assembly Place Holdings Ltd. (“TAP” or the “Company” and together with its subsidiaries, the “Group”), Singapore’s largest and most diversified Community Living operator¹, is set to debut on the Catalist Board of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) following strong investor response to its Initial Public Offering (“**IPO**” or “**Invitation**”) of approximately 50.3 million Invitation Shares, priced at S\$0.23 each.

The IPO has drawn strong interest from prominent institutional funds such as Avanda Investment Management (as investment manager for and on behalf of its fund(s)) and Lion Global Investors Limited (as investment manager for and on behalf of its clients), along with prominent investors, including Mr Han Seng Juan, Mr Rudolf Jurgen August Rolles and Mr Chong Soon Kong @ Chi Suim², underscoring strong confidence in TAP’s investment proposition.

¹ Based on the industry report dated 12 November 2025 prepared by the Industry Consultant, Knight Frank Pte. Ltd., on the Community Living industry in Singapore for the purpose of inclusion in the Offer Document.

² Mr Chong Soon Kong @ Chi Suim is deemed to have an interest in the 1,044,000 Placement Shares and 1,566,000 Placement Shares allotted and/or allocated under the Placement to KMSA Investments Pte. Ltd. and CSCH Global Pte. Ltd. respectively.

Separate from the Invitation, cornerstone investors, namely Apricot Capital Pte. Ltd., Asdew Acquisitions Pte. Ltd., Cache Capital Pte. Ltd., ICH Synergrowth Fund, Maybank Securities Pte. Ltd. (on behalf of certain high net worth clients), Mr Cheah Chi Kong, Johnathan and Mr Deepak Lakhi Ramchandani, have entered into cornerstone subscription agreements with the Company to subscribe for approximately 29.5 million new ordinary shares in the capital of the Company at the Invitation Price, amounting to aggregate value of S\$6.8 million.

Comprising approximately 25.6 million new Shares and approximately 24.7 million existing Vendor Shares, the Invitation included 2.0 million Public Offer Shares by way of a public offer in Singapore; and approximately 48.3 million Placement Shares by way of placement which includes approximately 10.6 million Invitation Shares reserved for subscription and/or purchase by the Group's management, Directors and employees, as well as business associates and others who have contributed to the success of the Group.

At the close of the Invitation at 12.00 noon on 21 January 2026:

- Based on the 2,000,000 Public Offer Shares available for subscription under the Public Offer, there were 1,125 valid applications for approximately 71.1 million Public Offer Shares, with application monies received amounting to approximately S\$16.4 million, resulting in the Public Offer being approximately 35.5 times subscribed; and
- Based on the approximately 48.3 million Placement Shares (including approximately 10.6 million Reserved Shares) available for subscription and/or purchase under the Placement (excluding the Placement Shares validly subscribed for and/or purchased by persons specified under Rule 424 and 428 of the Catalist Rules), indications of interest were received for approximately 189.1 million Placement Shares, with the total value received amounting to approximately S\$43.5 million, resulting in the Placement being approximately 3.9 times subscribed.

In all, TAP's IPO received indications of interest and application monies of approximately S\$59.9 million and was 5.2 times subscribed.

SAC Capital Private Limited is the Sponsor, Issue Manager, Underwriter and Placement Agent for the IPO. **Maybank Securities Pte. Ltd.** is the Sub-Placement Agent for the IPO.

The Group's **Executive Director and Chief Executive Officer, Mr Eugene Lim (林英劼)**, said: *"We thank the investment community for the strong demand for TAP's IPO. This listing is just the beginning and I hope our new community of investors will continue to support us as we work toward a 10,000-key portfolio by end-2030 while maintaining our asset-light model, and strengthening our market leadership as Singapore's largest Community Living operator."*

TAP plans to utilise the net proceeds of approximately S\$10.8 million from the Invitation and Cornerstone Tranche for the following purposes:

- S\$5.7 million for the expansion of its portfolio through: (i) onboarding of property assets via direct lease agreements with property owners; (ii) joint ventures and strategic alliances to pool operational expertise and/or expand into new Community Living sectors or synergistic or complementary businesses through mergers and acquisitions; and (iii) overseas expansion into regional markets.
- S\$4.0 million for co-investments with property asset owners to acquire minority stakes in entities holding property assets.
- approximately S\$1.1 million for general working capital purposes, including operational expenses such as manpower cost.

Mr Tan Kian Tiong (陈建忠), Partner and Head, Capital Markets of SAC Capital said: *"The oversubscription of the public tranche demonstrates investors' trust in and recognition of The Assembly Place's sound business fundamentals and prospects. As*

retail participation continues to pick up, the Company's strong local presence and community-living platform offers a compelling avenue to draw a broader base of investors to SGX, including younger investors. The Assembly Place has shown how a business needs to be progressive and relevant in today's rapidly evolving environment. With solid business execution and active market engagement, The Assembly Place is well-positioned to perform in the capital markets."

The listing and trading of TAP's shares on the Catalist of the SGX-ST is expected to commence on a "ready" basis at 9.00 am on Friday, 23 January 2026 under the stock code "TAP".

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This press release 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 press release, including the correctness of any of the statements or opinions made or reports contained in this press release.

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The information in this Press Release is qualified in its entirety by, and is subject to, the more detailed information to be set out in the offer document dated 15 January 2026 (the “**Offer Document**”) which has been registered by the SGX-ST, acting as agent on behalf of the Monetary Authority of Singapore (the “**MAS**”). Any decision to subscribe for and/or purchase Shares in the Invitation should be made solely on the basis of information contained in the Offer Document and no reliance should be placed on any information other than that contained in the Offer Document. Anyone who wishes to subscribe for and/or purchase Shares in the Invitation will need to make an application in the manner set out in the Offer Document.

Copies of the Offer Document, the application forms and envelopes in respect of the Invitation may be obtained on request and subject to availability, during office hours, from **SAC Capital Private Limited** at 1 Robinson Road, #21-01 AIA Tower, Singapore 048542. A copy of the Offer Document is available for download from SGX-ST’s Catalodge website at <https://regco.sgx.com/catalodge>. The information discussed in this Press Release may include forward-looking statements, which are subject to risks and uncertainties and speak only as of the date made. Actual results may differ materially. Investors should read the Offer Document carefully before making any investment decision.

No information in this Press Release should be taken as adding to, varying or supplementing the information set out in the Offer Document.

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This Press Release has not been reviewed by the MAS or the SGX-ST.