

THE

ASSEMBLY PLACE

SOCIAL COMMUNITY LIVING

THE ASSEMBLY PLACE HOLDINGS LTD.

*(Incorporated in the Republic of Singapore on 5 January 2023)*

*(Company Registration Number: 202300676C)*

- (A) Invitation in respect of 50,303,000 Invitation Shares comprising:

(i) 2,000,000 Public Offer Shares at S\$0.23 each by way of a public offer in Singapore; and

(ii) 48,303,000 Placement Shares at S\$0.23 each by way of placement, including 10,575,000 Shares, reserved for subscription and/or purchase by the management, Directors and employees of our Company and subsidiaries, as well as business associates or others who have contributed to the success of our Group (to be determined by us at our sole discretion), payable in full on application; and
- (B) The Cornerstone Tranche comprising 29,450,000 Cornerstone Shares at S\$0.23 each by way of placement to the Cornerstone Investors.

Unless otherwise defined, all capitalised terms used in this announcement have the same meanings as defined in the offer document of The Assembly Place Holdings Ltd. (the “**Company**”) registered by the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), acting as agent on behalf of the Monetary Authority of Singapore on 15 January 2026 (“**Offer Document**”).

This announcement is for information purposes only and does not constitute an offer, solicitation or invitation to subscribe for and/or purchase the Invitation Shares.

SAC Capital Private Limited is the Sponsor, Issue Manager, Underwriter and Placement Agent for the Invitation.

Application Results

The Board of Directors of the Company (the “**Board**”) and the Sponsor, Issue Manager, Underwriter and Placement Agent are pleased to announce that, as at the close of the Application List at 12:00 noon (Singapore time) on 21 January 2026:

- (a) **Public Offer**  
Based on the 2,000,000 Public Offer Shares available for subscription under the Public Offer, there were 1,125 valid applications for 71,079,000 Public Offer Shares, with the application monies received amounting to approximately S\$16.35 million, resulting in the Public Offer being approximately 35.5 times subscribed.
- (b) **Placement**  
Based on the 48,303,000 Placement Shares (including 10,575,000 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 Catalyst Rules), indications of interest were received for approximately 189,141,000 Placement Shares, with the total value received amounting to approximately S\$43.50 million, resulting in the Placement being approximately 3.9 times subscribed.

Based on the valid applications received for the Public Offer Shares and the aggregate indications of interest received for the Placement Shares (excluding the Placement Shares validly subscribed for and/or purchased by persons specified under Rule 424 and 428 of the Catalyst Rules), the Invitation was approximately 5.2 times subscribed.

Allotment of the Public Offer Shares

To ensure a reasonable spread of Shareholders, the Board, in consultation with the Sponsor, Issue Manager, Underwriter and Placement Agent, has decided on the following basis of allotment for the Public Offer Shares:

| Range of Public Offer Shares applied for | Balloting ratio | Number of Public Offer Shares allotted per successful applicant | Percentage of total number of Public Offer Shares available under the Public Offer | Number of successful applicants |
|------------------------------------------|-----------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------|
| 1,000 to 9,000                           | 46:100          | 1,000                                                           | 5.75%                                                                              | 115                             |
| 10,000 to 49,000                         | 45:100          | 3,000                                                           | 33.00%                                                                             | 220                             |
| 50,000 to 99,000                         | 43:100          | 4,000                                                           | 12.00%                                                                             | 60                              |
| 100,000 to 249,000                       | 43:100          | 9,000                                                           | 38.25%                                                                             | 85                              |
| 250,000 to 999,000                       | 42:100          | 10,000                                                          | 8.00%                                                                              | 16                              |
| 1,000,000 to 2,001,000                   | 38:100          | 15,000                                                          | 3.00%                                                                              | 4                               |
| Total                                    |                 |                                                                 | 100.0%                                                                             | 500                             |

Allotment and/or allocation of the Placement Shares

The spread of places for the Placement Shares (excluding the Reserved Shares) is as follows:

| Range of Placement Shares applied for | Number of places |
|---------------------------------------|------------------|
| 1,000 to 9,900                        | 0                |
| 10,000 to 49,900                      | 151              |
| 50,000 to 99,900                      | 21               |
| 100,000 to 499,900                    | 27               |
| 500,000 to 999,900                    | 5                |
| 1,000,000 and above                   | 12               |
| Total                                 | 216              |

Allotment and/or allocation of the Reserved Shares

The spread of places for the Reserved Shares is as follows:

| Range of Reserved Shares applied for | Number of places |
|--------------------------------------|------------------|
| 1,000 to 9,900                       | 0                |
| 10,000 to 49,900                     | 1                |
| 50,000 to 99,900                     | 0                |
| 100,000 to 499,900                   | 9                |
| 500,000 to 999,900                   | 2                |
| 1,000,000 and above                  | 3                |
| Total                                | 15               |

Rule 424 and Rule 428 of the Catalyst Rules

Pursuant to Rule 424 and Rule 428 of the Catalyst Rules and to the best of the knowledge and belief of the Sponsor, Issue Manager, Underwriter and Placement Agent, after taking all reasonable steps and making all reasonable enquiries to obtain the necessary confirmations, the following persons, specified under Rule 424 and Rule 428 of the Catalyst Rules, who have applied for and have been allotted and/or allocated the Invitation Shares are as follows:

| Name of Holder      | Relationship                                                       | Number of Invitation Shares allotted and/or allocated | Circumstances giving rise to the allotment and/or allocation |
|---------------------|--------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|
| Mr Lim Wah Fong     | Lead Independent Director of the Company                           | 100,000                                               | Allotted and/or allocated Placement Shares                   |
| Mr Lien Choong Luen | Independent Director of the Company                                | 100,000                                               | Allotted and/or allocated Placement Shares                   |
| Mdm Foo Lee Chan    | Parent of Executive Director and CEO of the Company, Mr Eugene Lim | 100,000                                               | Allotted and/or allocated Placement Shares                   |

To the best of the knowledge and belief of the Sponsor, Issue Manager, Underwriter and Placement Agent, save as disclosed above, there are no other persons specified under Rule 424 and Rule 428 of the Catalyst Rules who were allotted and/or allocated the Invitation Shares. Should it subsequently come to the attention of the Sponsor, Issue Manager, Underwriter and Placement Agent that there are such other persons or institutions specified under Rule 424 and Rule 428 of the Catalyst Rules who were allotted and/or allocated the Invitation Shares, an appropriate announcement will be made via SGXNET before trading commences at 9:00 a.m. (Singapore time) on 23 January 2026.

Substantial Applications

To the best of the knowledge and belief of the Sponsor, Issue Manager, Underwriter and Placement Agent, the persons who have applied for and have been allotted and/or allocated 5.0% or more of the Invitation Shares are as follows:

| Name of Holder                                                                         | Number of Invitation Shares allotted and/or allocated | Circumstances giving rise to the allotment and/or allocation |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|
| Avanda Investment Management (as investment manager for and on behalf of its fund(s))  | 4,350,000                                             | Allotted and/or allocated Placement Shares                   |
| Lion Global Investors Limited (as investment manager for and on behalf of its clients) | 4,350,000                                             | Allotted and/or allocated Placement Shares                   |
| Mr Han Seng Juan                                                                       | 4,350,000                                             | Allotted and/or allocated Placement Shares                   |
| Mr Rudolf Jurgen August Rolles                                                         | 3,195,000                                             | Allotted and/or allocated Placement Shares                   |
| Mr Chong Soon Kong @ Chi Suim <sup>(1)</sup>                                           | 2,610,000                                             | Allotted and/or allocated Placement Shares                   |

<sup>(1)</sup> 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.

Save as disclosed above, neither the Company, nor the Sponsor, Issue Manager, Underwriter and Placement Agent is aware of any person who has applied for and has been successfully allotted and/or allocated 5.0% or more of the Invitation Shares.

Commencement of Trading and Refunds

The Shares are expected to commence trading on Catalyst on a “ready” basis at 9:00 a.m. (Singapore time) on 23 January 2026, subject to SGX-ST being satisfied that all conditions necessary for the commencement of trading in the Shares on a “ready” basis have been fulfilled.

Monies paid in respect of unsuccessful applications using printed Application Forms are expected to be returned to the applicants by ordinary post (without interest or any share of revenue or other benefit arising therefrom) within 24 hours of balloting of the applications, at the applicants’ own risk and in accordance with the terms, conditions and procedures set out in the section titled “Terms, Conditions and Procedures for Applications and Acceptances” in Appendix G of the Offer Document (“**Instructions**”). For unsuccessful Electronic Applications, it is expected that the full amount of the application monies (without interest or any share of revenue or other benefit arising therefrom) will be refunded to the applicants by being automatically credited to the applicants’ accounts with their respective Participating Banks or Participating Agent within 24 hours of balloting of the applications in accordance with the terms, conditions and procedures set out in the Instructions.

In respect of rejected or partially successful applications, the full amount or the balance of the application monies is expected to be refunded to the applicants (without interest or any share of revenue or other benefit arising therefrom) at their own risk and in accordance with the terms, conditions and procedures set out in the Instructions. For applications made using printed Application Forms, monies shall be refunded via ordinary post while for Electronic Applications, monies will be credited to the relevant amount to the applicants’ accounts with their respective Participating Banks or Participating Agent. All refunds will be made within 14 days after the close of the Application List, provided that the remittance accompanying such application has been presented for payment or other processes have been honoured and the application monies have been received in the designated share issue account.

Applicants may call The Central Depository (Pte) Limited (“**CDP**”) at (65) 6535 7511 using their T-PIN for enquiries on the status of their applications. To sign up for the service, applicants may contact CDP’s customer service officers for an application form.

The Board wishes to thank all applicants who have applied for the Invitation Shares, the relevant authorities and all who have helped in one way or another in the Invitation, for their support and assistance.

Issued by  
**SAC Capital Private Limited**

For and on behalf of  
**The Assembly Place Holdings Ltd.**  
22 January 2026

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of securities of the Company in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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 “**Exchange**”) and the Exchange 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 Road, #21-01, AIA Tower, Singapore 048542.