

FOR IMMEDIATE RELEASE

The Assembly Place Continues Portfolio Expansion; Unveils Singapore's First AI-Powered Co-Living Development with Dedicated AI Lab

- Signed a 15-year lease, with an option for a further 5-year renewal, with Char Yong (Dabu) Association for approximately 26,889 square feet of dual-block property located at 27 and 29 Lorong 22 Geylang.
- The development will feature approximately 80 rooms and serve as TAP's flagship AI-powered co-living property, delivering a next-generation living experience through intelligent building management and personalised resident services, among others.
- Central to the development will be TAP's first dedicated AI Lab — a shared space where residents can collaborate, build, and learn together, hosting weekly build nights, monthly demo days, guest speaker sessions, and mentorship pairings, etc.
- Marks TAP's fifth property in Geylang and represents another milestone in TAP's strategy to evolve beyond traditional co-living operations into smart, experience-led residential communities.



Singapore, 25 May 2026 – The Assembly Place Holdings Ltd. (“TAP” or, together with its subsidiaries, the **“Group”**), Singapore’s largest and most diversified Community Living operator¹, is pleased to announce that the Group has entered into a tenancy agreement, which spans 15 years with an option for a further 5-year renewal, with Char Yong (Dabu) Association for a dual-block property located at 27 and 29 Lorong 22 Geylang, Singapore, with a total gross floor area of approximately 26,889 square feet.

Located in one of Singapore’s most culturally layered and historically significant districts, the property will be transformed into Singapore’s first AI-powered co-living development, comprising approximately 80 rooms designed to deliver a technology-enabled and community-centric living experience.

The property is expected to be handed over on 1 June 2026, with operations targeted to commence by end-October 2026.

Bridging Heritage and Innovation

The property is owned by Char Yong (Dabu) Association, one of Singapore’s oldest clan associations with a history spanning more than a century. Rooted in community service and the welfare of the Hakka diaspora, the Association’s decision to lease the property to TAP reflects a shared belief that heritage spaces can continue to evolve and serve new communities while preserving their cultural significance.

The long-term tenure provides TAP with operational visibility and stability to invest meaningfully in AI infrastructure, smart operational systems, and curated resident programming.

In addition, the dual-block site, comprising a 4-storey block and an 8-storey block, provides the scale and infrastructure to showcase TAP’s vision of tech-enabled community living.

This development will serve as TAP’s flagship AI-powered co-living property, incorporating intelligent building systems, data-driven community management capabilities, and personalised resident experiences.

Central to the development will be TAP’s first dedicated AI Lab — a shared space designed as both a high-performance workspace and collaborative community hub where residents can collaborate, build, and learn together.

The AI Lab will host weekly build nights where residents work on personal AI projects, monthly demo days to showcase what they have built, and guest speaker sessions featuring founders, engineers, and researchers from the AI ecosystem. Prompt engineering workshops and mentorship pairings between tech-savvy and non-technical residents will ensure the space is inclusive and accessible to all — making this not just a room with computers, but a living, learning community.

The initiative reflects TAP’s broader vision of evolving co-living beyond accommodation by creating environments that encourage learning, innovation, collaboration and community-building among residents.

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 for TAP’s Initial Public Offering dated 15 January 2026.

This marks TAP's fifth property in Geylang, underscoring the Group's continued confidence in the district's long-term potential. TAP's existing Geylang portfolio includes Mill@32, a 152-key property at Lorong 32, which has demonstrated strong resident demand and operational viability within this city-fringe neighbourhood.

TAP's Executive Director and Chief Executive Officer, Mr Eugene Lim (林英劼), said: "This is our fifth property in Geylang, and each one has deepened our conviction in this neighbourhood's potential. Geylang is one of Singapore's most culturally layered and historically significant districts, and we have watched it evolve steadily as a city fringe location, better connectivity, more diverse in its resident base, and increasingly well-served by amenities.

This development is our most ambitious here yet. By bringing AI into the co-living experience, from smart building management to personalised resident services, we are not just adding rooms to our portfolio. We are demonstrating what the future of community living can look like, in a neighbourhood that deserves that kind of investment.

The AI Lab is the heart of this vision. We want residents to not just live alongside technology, but to build with it."

A spokesperson from Char Yong (Dabu) Association said, "The Association is pleased to collaborate with TAP in this co-living initiative, leveraging our premises and combined strength to create a modern, community-oriented living environment."

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About The Assembly Place Holdings Ltd.

(SGX - TAP / Bloomberg - ASSPH:SP / Reuters - TAP.SI)

Founded in 2019 and listed on the Singapore Exchange in 2026, The Assembly Place Holdings Ltd. (the "Company", together with its subsidiaries and associated companies, "TAP") is Singapore's largest and most diversified Community Living operator¹.

Operating an asset-light model underpinned by proprietary digital infrastructure, TAP manages over 3,400 keys across 100 property assets in Singapore, with over 2,200 additional keys in its development pipeline. Its portfolio spans six living sectors: Residential Co-living, Hotels & Serviced Apartments, Student Accommodation, Foreign Healthcare Professionals' Accommodation, Inter-generational Living and Migrant Workers' Accommodation.

TAP's brand portfolio, comprising 7 co-living brands such as "TAP", "CAMPUS by the Assembly Place", "Stay by the Assembly Place", "SOCIAL by The Assembly Place", "COMMUNE ON Henderson managed by TSTAP" and "HABITAT" among others, serves a broad customer base.

For more information, visit <https://www.theassemblyplace.com/>

Issued on behalf of The Assembly Place.



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