THE ASSEMBLY PLACE
SOCIAL COMMUNITY LIVING

FOR IMMEDIATE RELEASE

TAP's Joint Venture to Unlock the Value of a Prime Freehold Landed Residential Site in District 10 Through Redevelopment

- The joint venture has recently completed the acquisition to acquire a prime freehold residential property at 50 Jalan Harom Setangkai, Singapore 258828 within the Bukit Timah area in District 10 with plans to redevelop it into five terrace houses for sale.
- The redevelopment project marks one of the first new terrace residential projects within the Bukit Timah area in District 10 in many years.
- Drawing on its track record in project execution, and sales and marketing for landed residential developments, the Group has been appointed as the project manager to oversee the redevelopment works and involved in the sales and marketing strategy of the project, from which it will earn project management and related fees.
- The redevelopment project is expected to be launched for sale in the fourth quarter of 2026, further strengthening its business pipeline.
- Highlighting its proven capabilities in landed residential developments, the Group is also the project and development manager for The Springleaf Collection, a boutique 999-leasehold landed development comprising ten terrace houses in District 26, which has launched successfully with majority of the project being sold.

Singapore, 6 August 2026 – The Assembly Place Holdings Ltd. ("**TAP**" or the "**Company**", together with its subsidiaries, the "**Group**"), Singapore's largest and most diversified Community Living operator[1], is pleased to announce that it has entered into a joint venture agreement to redevelop a prime freehold residential property and the acquisition was completed today. Located at 50 Jalan Harom Setangkai, Singapore 258828, the prime freehold residential property is in one of Singapore's most sought-after housing enclaves within the Bukit Timah area in District 10.

The prime freehold residential property sits on an approximately 1,004 square metre freehold site and is planned for redevelopment into five terrace houses for sale.

The project will be undertaken through 50 JHS Pte. Ltd., a newly incorporated joint venture company, of which TAP holds a 10% equity stake.

Beyond its equity participation, the Group will also be appointed as the project manager to oversee the redevelopment works and involved in the sales and marketing strategy of the project, from which it will earn project management and related fees.

Creating Additional Growth Opportunities while Reinforcing its Asset-Light Business Model

The latest joint venture reinforces TAP's strategy of pursuing disciplined growth through an

[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.

asset-light, co-investment model while leveraging its established capabilities in property development and project management.

Bringing proven experience in landed residential developments, TAP is also the project and development manager for The Springleaf Collection, a boutique 999-leasehold landed development comprising ten terrace houses in District 26, which has launched successfully with majority of the project being sold.

The redevelopment project also marks another step in broadening TAP's business platform beyond its core community living business. By partnering with experienced investors and contributing its project management and development expertise, the Group can participate across multiple phases of the property value chain with disciplined capital commitment, creating additional growth opportunities while reinforcing its asset-light business model.

TAP's Executive Director and Chief Executive Officer, Mr Eugene Lim (林英劼), said:
"This joint venture reflects our continued commitment to pursuing disciplined growth through strategic partnerships with experienced investors in the property market.

By combining our project development and management expertise with an asset-light co-investment approach, we can participate in attractive property development opportunities while maintaining prudent capital allocation.

The redevelopment of this prime freehold landed residential site presents a rare opportunity to unlock the value of this property site and deliver one of the first new terrace residential projects in the Bukit Timah area of District 10 in many years.

Given the scarcity of new landed housing opportunities in this highly sought-after location, we are excited to bring a brand-new, thoughtfully-designed freehold landed residential development to District 10, further reinforcing our reputation and strengthening our business pipeline."

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This press release is to be read in conjunction with the Company's announcement released on 6 August 2026, which can be downloaded via www.sgx.com and the Company's website www.theassemblyplace.com.

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 "**TAP**") is Singapore's largest and most diversified Community Living operator[1].

Operating an asset-light model underpinned by proprietary digital infrastructure, TAP manages over 3,500 keys across 100 property assets in Singapore, with more than 2,100 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, please visit **www.theassemblyplace.com.**

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