

THE
ASSEMBLY PLACE
SOCIAL COMMUNITY LIVING

psb
ACADEMY

Who We Are

Since its inception in 2019, The Assembly Place has expanded from a 6 keys operation to managing over 3,000 keys today.

The Assembly Place has grown from an award-winning co-living operator to a leading living-sector operator, with a strong understanding of the build-to-rent market.

Beyond its operational expertise, The Assembly Place is also a development and asset manager, creating values in the properties under its management.

Committed to creating vibrant and high-quality living spaces, we continue to redefine modern living with innovation and community at our core.

A LISTED, TRUSTED OPERATOR

Backed by Scale. Recognised by Schools.

You're not just renting a room — you're placing your student with Singapore's largest community living operator.

#1

Largest community living operator in Singapore by keys (~34% market share)

3,400+

Keys under management across 100+ properties island-wide

2019

Founded in Singapore — six years of operating track record

SGX

Publicly listed on the SGX Catalist board (ticker: TAP) since Jan 2026

RECOGNISED WHERE IT MATTERS

- Listed by PSB Academy, Singapore Management University (SMU), Singapore University of Technology and Design (SUTD), and others as an official off-campus accommodation partner.
- Diversified portfolio spans student housing, co-living, hotels & serviced apartments, and intergenerational living — giving TAP scale most student-housing-only operators don't have.
- Asset-light model with institutional-grade reporting — the same operational standards used across TAP's full portfolio apply to every CAMPUS, commune, and STAY property.

Living Sectors



**Co-Living
Spaces**

CAMPUS
by THE ASSEMBLY PLACE

**Student
Accommodation**



**Student
Accommodation**

SOCIAL

BY THE ASSEMBLY PLACE

**Hotels & Service
Apartments**

commune 
on Henderson managed by TSTAP

**Intergenerational
Living**

HNOM

Managed by TSTAP

**Healthcare Professionals
Accommodation**

THE ASSEMBLY PLACE (SGX:TAP)

Student Accommodation, Designed Around You

From vibrant student hostels to premium studios and heritage residences, The Assembly Place offers accommodation to suit every student's lifestyle and budget.



CAMPUS by The Assembly Place

Premium Student Hostel



commune on Henderson by TSTAP

City Living, Private Studios



STAY by The Assembly Place

Heritage Black & White House

CAMPUS by The Assembly Place

Premium Student Hostel Living

116 Lorong J Telok Kurau, Singapore 425946 • 428 Beds • 109 Rooms



All-Inclusive Living

Utilities, Wi-Fi, and weekly housekeeping bundled into rent.



International Community

Regular events to meet students and friends from around the world.



Bilingual Support

On-site management team assists in both English and Mandarin.



109

Rooms across 3 tiers of bed types

428

Total bed capacity on-site

Free shuttle bus also connects CAMPUS By the Assembly Place to Paya Lebar MRT, Monday–Friday (excluding public holidays) 7:30–10:00 am, every 30 min.

Estimated public transport (bus/MRT) time via Google Maps, off-peak. Free shuttle bus connects CAMPUS to Paya Lebar MRT. Times may vary — please verify for your exact route. Full distance list available on request.

	Distance	By Public Transport	with shuttle bus (to Paya Lebar MRT station)	By Grab	Cycle
<u>Paya Lebar Campus:</u> Located at SingPost Centre (10 Eunos Road 8)	~2.5 km	~15–20 mins <i>Bus 15 or 150</i>	~8–12 mins	~6–9 mins	~10–12 mins
<u>Health and Life Sciences Campus (New HQ):</u> 29 Tai Seng Street	~5.3 km	~32–39 mins	~26–35 mins	~12–18 mins	~18–22 mins
<u>Engineering, Technology and Communication Campus:</u> 16 Tai Seng Street	~5.4 km	~32–39 mins	~18–22 mins	~12–18 mins	~18–23 mins
<u>The Cathay Campus</u> 2 Handy Road	~9.3 km	~38–48 mins	~32–44 mins	~17–25 mins	~28–35 mins

commune on Henderson by TSTAP

Intergenerational City-Centre Living

98 Henderson Rd, Singapore 159543 • 292 Beds • 102 Rooms



All-Inclusive*, Move-In Ready

Private aircon, kitchen, fridge, bathroom, desk & wardrobe in-room. *excl. tax



High-Privacy Studio Units

Single or double studios with private bathrooms and full kitchenette.



Close to City Centre

Between Tiong Bahru (EW17) and Redhill (EW18) — minutes from the CBD.



102

Rooms — single & double studios

292

Total bed capacity on-site

Estimated public transport (bus/MRT) time via Google Maps, off-peak. — please verify for your exact route. Full distance list available on request.

	Distance	By Public Transport	By Grab	Cycle
<u>The Cathay Campus</u> 2 Handy Road	~5.5 km	~29 - 35 mins	~14–18 mins	~20–23 mins
<u>Paya Lebar Campus:</u> Located at SingPost Centre (10 Eunos Road 8)	~14 km	~45 - 50 mins	~18-25 mins	~47 mins
<u>Health and Life Sciences Campus (New HQ):</u> 29 Tai Seng Street (Integrated STEAM Hub)	~15.5 km	~1 hour	~23–28 mins	~52 mins
<u>Engineering, Technology and Communication Campus:</u> 16 Tai Seng Street (Integrated STEAM Hub)	~15.5 km	~1 hour	~23–28 mins	~52 mins

STAY by The Assembly Place

Singapore's Iconic Black & White Houses

127 Woodleigh Park, Singapore 357865 • 32 Beds • 28 Rooms

**121, 123, 125, 127 are all within the same vicinity*



On-Site Resident Mentor

A 24-hour live-in mentor offers the closest experience to a homestay — peace of mind for parents.



Colonial Heritage Charm

Over a century of history blending colonial architecture with modern interiors.



2 MRT + Shopping Mall

Walk to Woodleigh (NE11) & Potong Pasir (NE10), right beside a shopping mall.



28

Rooms — single & twin/double

32

Total bed capacity on-site

Estimated public transport (bus/MRT) time via Google Maps, off-peak. — please verify for your exact route. Full distance list available on request.

	Distance	By Public Transport	By Grab	Cycle
<u>Health and Life Sciences Campus (New HQ):</u> 29 Tai Seng Street	~3.8 km	~25-30 mins	~9 - 12 mins	~12 mins
<u>Engineering, Technology and Communication Campus:</u> 16 Tai Seng Street	~3.8 km	~25-30 mins	~9 - 12 mins	~12 mins
<u>Paya Lebar Campus:</u> Located at SingPost Centre (10 Eunos Road 8)	~4.6 km	~26 - 32 mins	~11-15 mins	~14 - 18 mins
<u>The Cathay Campus</u> 2 Handy Road	~8 km	~20-24 mins	~14–18 mins	~25–30 mins

WHAT'S INCLUDED

Know Exactly What You're Paying For

A clear line between what's bundled into rent and what's a paid add-on — no surprises after move-in.

	CAMPUS	commune	STAY
Utilities & Wi-Fi	✓	✓	✓
Weekly Housekeeping	✓	✓	✓
Furnished Room (bed, desk, wardrobe)	✓	✓	✓
Private Bathroom	○	✓	—
Private Kitchen / Kitchenette	— (Shared)	✓ / Shared	Shared
Bedding Set	○	○	✓
Laundry Service	○	○	✓

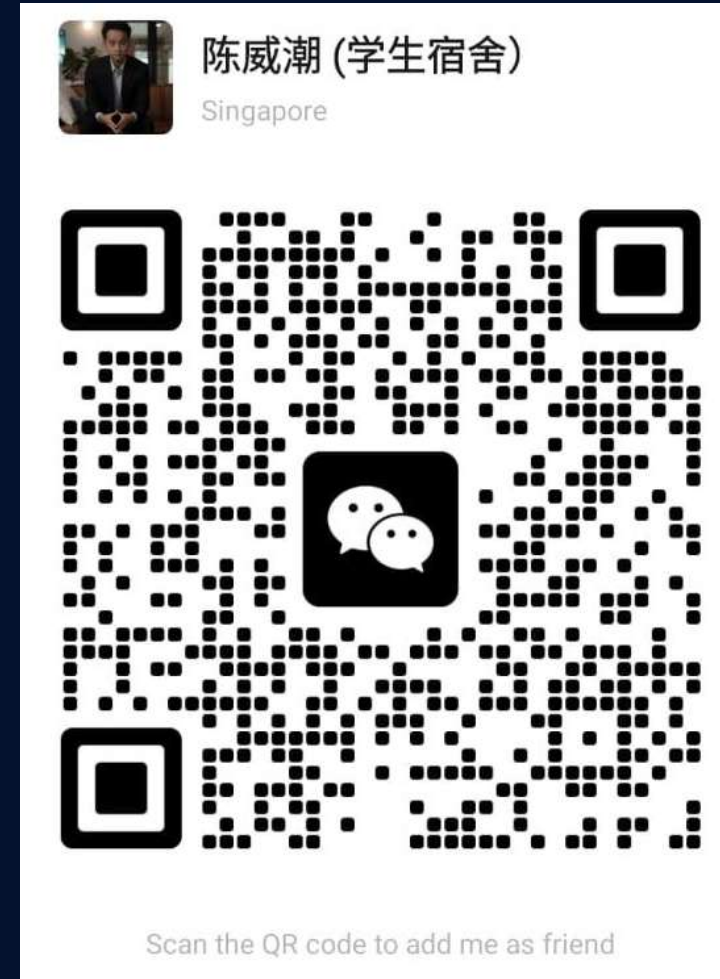
✓ Included in rent ○ Optional paid add-on — Not offered

Optional add-ons (bedding, laundry, cookware, private bathroom upgrade) are billed separately — see each property's price list for exact rates.

Thank You



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