

Supplementary File

Table 1. Characteristics of case study CWs.

Coded CWs	Year of establishment	Members	Size	Facilities and services	Price Policy	District/ Planning area (approximate location is mapped in Annex 2)
A	2015	Entrepreneurs and larger teams (up to 200 people); members from different sectors (ICT, creative industries, design)	Multiple locations, including two flagship buildings in historic properties and 15 additional non-central locations	Hot desks; dedicated desks; private offices; business address registration with administrative support; support for events and community building; 24/7 access to two coworking hubs; members-only app (for exclusive meetings and community chat); complimentary snacks and tea; shower rooms; member discounts in selected nearby establishments (cafés, coffee shops, gyms); rooftop event	ery flexible pricing options, with the possibility to terminate or downgrade contracts; one-month minimum contract; private office from approximately €540 per month	<p>Outram (Chinatown subzone);</p> <p>Urban surroundings:</p> <p>Historic conserved shophouse district</p> <p>Bordering Chinatown and Tanjong Pagar</p> <p>High concentration of boutique hotels, restaurants, creative businesses</p> <p>Mixed-use area (heritage + lifestyle + offices)</p> <p>Character:</p> <p>A gentrified heritage zone with strong food and beverages zone, creative industry presence, and proximity to the central business district. A creative cluster neighborhood.</p> <p>CWs A is located in a designated historic building.</p>

				space with panoramic views		
B	2017 (first attempt in another location, unsuccessful); reopened in 2019 in a more central location	Primarily students	One location; two floors	Single offices and two-person offices; soundproofing; shared lobby with Netflix access	Day passes, hourly rates, and monthly options. €105 for 40 hours of single-office rental	<p>Kallang (Farrer Park subzone);</p> <p>Urban surroundings:</p> <p>Near Farrer Park MRT (proximity to public transport)</p> <p>Adjacent to City Square Mall</p> <p>Mixed commercial + residential area</p> <p>Close to Little India (touristic and immigrant intense neighborhood)</p> <p>Character:</p> <p>Urban fringe location between the Central Business District and residential neighborhoods. Active retail corridor with mid-scale commercial developments. Less corporate and more neighborhood-oriented.</p> <p>Boutique private workspace concept.</p>
C	2016	Large corporations (e.g., Deloitte, Facebook, BBC), financial businesses; not individual entrepreneurs	Six locations in the Asia-Pacific region; also present in the US and EU	In-house barista; event venues and lounges; business lounge; space primarily designed for short-term meetings and business lunches; several meeting rooms; virtual office services with	Day pass is the minimum access option; no hourly rates. Dedicated small team office from approximately €1,000 per month	<p>Downtown Core (Marina Centre);</p> <p>Urban surroundings:</p> <p>Prime central business district location</p> <p>Near Marina Square, Suntec City, Raffles Boulevard</p> <p>Surrounded by Grade A office towers</p> <p>Walking distance to Esplanade and Marina Bay</p> <p>Character:</p>

				administrative support (mail redirection)		Premium financial and corporate zone. High concentration of multinational headquarters and financial services firms. Strong global connectivity and prestige.
D	2012	Creative industry entrepreneurs, self-employed professionals, and occasionally students	Five locations in Singapore; presence in six Asia-Pacific countries	Various desk options; professional photo studio; design workshop; coffee lounge; meeting rooms available for non-members on an hourly basis; most events are community-building and members-only	Flex desk from approximately €460 per month; membership tied to a specific location	<p>Kallang (Boon Keng / Bendemeer industrial area);</p> <p>Urban surroundings:</p> <p>Light industrial estate</p> <p>Warehouses and production spaces</p> <p>Some converted industrial buildings</p> <p>Near Bendemeer MRT</p> <p>Character:</p> <p>Functional semi-industrial zone. Attractive for creative studios, logistics companies, and cost-sensitive coworking spaces. Lower rental levels compared to the Central Business District.</p>

E	Early 2020s	Freelancers in creative industries; writers; artists; creative entrepreneurs; startups with global communities	In 2023, opened a new office in Hong Kong due to a significant number of member-commuters between Hong Kong and Singapore. One of the largest coworking networks in Singapore. Partnerships across Southeast Asia; assistance in finding offices in over 18 countries	Member app; single offices; team rooms; meeting and event spaces; projectors and conference facilities	No long-term contracts; special pricing for teams; starting from approximately €200 per month	<p>Downtown Core (Tanjong Pagar); Urban surroundings: Within Tanjong Pagar CBD cluster High-rise office towers Close to port area and Shenton Way Strong corporate presence</p> <p>Character: Major financial and professional services district. Strong multinational corporation presence. High-density office zone with an international business environment.</p>
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