

STABLE RESILIENT GROWTH
*in the **living sector***



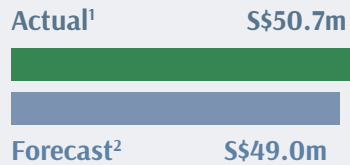
NOTICE OF ANNUAL GENERAL MEETING

Key Highlights

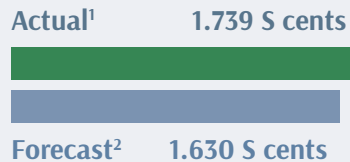
For financial period from 12 August 2025 (Date of Constitution of CAREIT) to 31 December 2025 ("FP 2025")

Financial Performance

Revenue ▲ 3.4%

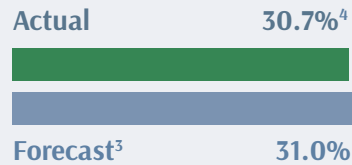


Distribution per Unit ("DPU") ▲ 6.7%

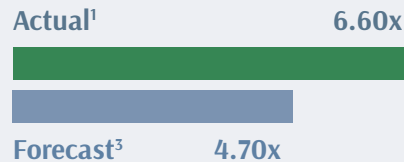


Capital Management

Aggregate Leverage⁵



Interest Coverage Ratio



1 CAREIT was not listed on the Singapore Exchange Securities Trading Limited up to 24 September 2025. The actual income derived from the properties for the current period was from 25 September 2025 (Date of Listing) to 31 December 2025
 2 The IPO Prospectus dated 18 September 2025 disclosed a 3-month profit forecast for the period from 1 October 2025 to 31 December 2025. Forecast results for FP 2025 were derived by pro-rating the 3-month forecast disclosed in the IPO Prospectus to reflect the period from 25 September 2025 to 31 December 2025. Net change in fair value of investment properties, listing fees and corporate income tax on Singapore incorporated companies prior to its conversion to limited liability partnership were not pro-rated
 3 Forecast as per IPO Prospectus dated 18 September 2025
 4 Based on pro forma aggregate leverage of the Group following the payment of retention sum to the vendor of Westlite Mandai and acquisition of EPIISOD Macquarie Park. The aggregate leverage of the Group as at 31 December 2025 was 22.1%
 5 Ratio of total borrowings & deferred payment over deposited property as defined in the Property Funds Appendix of the Code on Collective Investment Schemes

CENTURION ACCOMMODATION REIT

胜捷住宿信托*

(Constituted in the Republic of Singapore pursuant to a trust deed dated 12 August 2025 (as amended))

DBS Bank Ltd. and UBS AG, Singapore Branch are the joint issue managers and global coordinators and the joint bookrunners and underwriters to the initial public offering of Centurion Accommodation REIT.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting ("**AGM**") of the holders of units in **CENTURION ACCOMMODATION REIT** ("**CAREIT**", and the holders of units of CAREIT, "**Unitholders**") will be held in a wholly physical format at Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Level 3, Meeting Room 331, Singapore 039593 on Tuesday, 28 April 2026 at 10:00 am (Singapore time) to transact the following business:

AS ORDINARY BUSINESS

- To receive and adopt the Report of Perpetual (Asia) Limited, as trustee of CAREIT (the "**Trustee**"), the Statement by Centurion Asset Management Pte. Ltd., as manager of CAREIT (the "**Manager**"), the Audited Financial Statements of CAREIT for the financial period from 12 August 2025 (date of constitution of CAREIT) to 31 December 2025 and the Auditors' Report thereon.
- To re-appoint PricewaterhouseCoopers LLP as Auditors of CAREIT to hold office until the conclusion of the next AGM of CAREIT and to authorise the Manager to fix their remuneration.

(Ordinary Resolution 1)

(Ordinary Resolution 2)

AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following resolutions, with or without any modifications:

3. General mandate for the issue of new Units and/or convertible securities

That authority be and is hereby given to the Manager to:

- (i) issue units in CAREIT ("**Units**") whether by way of rights, bonus or otherwise, and/or
- (ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

- issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

*for identification purpose only

- (1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of the Instruments made or granted pursuant to this Resolution) shall not exceed 50.0% of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a *pro rata* basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed 20.0% of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below);
- (2) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units shall be based on the total number of issued Units at the time this Resolution is passed, after adjusting for:
 - (a) any new Units arising from the conversion or exercise of any convertible securities or options which are outstanding or subsisting at the time this Resolution is passed; and
 - (b) any subsequent bonus issue, consolidation or subdivision of Units;
- (3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed dated 12 August 2025 constituting CAREIT (as amended from time to time) (the “**Trust Deed**”) for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);
- (4) (unless revoked or varied by the Unitholders in a general meeting) the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next AGM of CAREIT or (ii) the date by which the next AGM of CAREIT is required by applicable laws and regulations or the Trust Deed to be held, whichever is earlier;
- (5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and
- (6) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of CAREIT to give effect to the authority conferred by this Resolution.

(See Explanatory Note (i))

(Ordinary Resolution 3)

4. **Renewal of Unit Buy-Back Mandate**

That:

- (a) the exercise of all the powers of the Manager to repurchase issued Units for and on behalf of CAREIT not exceeding in aggregate the Maximum Limit (as defined herein), at such price or prices as may be determined by the Manager from time to time up to the Maximum Price (as defined herein), whether by way of:
 - (i) market repurchase(s) on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted; and/or

- (ii) off-market repurchase(s) (which are not market repurchase(s)) in accordance with any equal access scheme(s) as may be determined or formulated by the Manager as it considers fit, in accordance with the Trust Deed,

and otherwise in accordance with all applicable laws and regulations including the rules of the SGX-ST or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, be and is hereby authorised and approved generally and unconditionally (the “**Unit Buy-Back Mandate**”);

- (b) (unless revoked or varied by the Unitholders in a general meeting) the authority conferred on the Manager pursuant to the Unit Buy-Back Mandate may be exercised by the Manager at any time and from time to time during the period commencing from the date of the passing of this Resolution and expiring on the earliest of:
 - (i) the date on which the next AGM of CAREIT is held; or
 - (ii) the date by which the next AGM of CAREIT is required by applicable laws and regulations or the Trust Deed to be held; or
 - (iii) the date on which the repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated;

- (c) for the purpose of this Resolution:

“**Average Closing Price**” means the average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the market repurchase or, as the case may be, the date of the making of the offer pursuant to the off-market repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date of the market repurchase or, as the case may be, the date of the making of the offer pursuant to the off-market repurchase;

“**date of the making of the offer**” means the date on which the Manager makes an offer for an off-market repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an off-market repurchase) for each Unit and the relevant terms of the equal access scheme for effecting the off-market repurchase;

“**Market Day**” means a day on which the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, is open for trading in securities;

“**Maximum Limit**” means the number of Units representing 10.0% of the total number of issued Units as at the date of the passing of this Resolution; and

“**Maximum Price**” in relation to a Unit to be repurchased, means the repurchase price (excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses) which shall not exceed 105.0% of the Average Closing Price of the Units for both a market repurchase and an off-market repurchase; and

- (d) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of CAREIT to give effect to the transactions contemplated and/or authorised by this Resolution.

(See Explanatory Note (ii))

(Ordinary Resolution 4)

AS OTHER BUSINESS

5. To transact such other business as may be transacted at an AGM.

By Order of the Board
Centurion Asset Management Pte. Ltd.
(Company Registration Number: 202502774N)
as manager of **Centurion Accommodation REIT**

Hazel Chia Luang Chew
Juliana Tan Beng Hwee
Company Secretaries

Singapore
6 April 2026

Notes:

1. Arrangements for conduct of the AGM

The AGM is being convened, and will be held, in a **wholly physical format**, at Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Level 3, Meeting Room 331, Singapore 039593 on Tuesday, 28 April 2026 at 10:00 am (Singapore time). **There will be no option for Unitholders to participate virtually.**

Printed copies of this Notice of AGM dated 6 April 2026 ("**Notice of AGM**") and the accompanying proxy form (the "**Proxy Form**") will be sent by post to Unitholders. These documents are also available for download on CAREIT's website at https://investor.careit.com.sg/agm_egm.html, and the SGX website at <https://www.sgx.com/securities/company-announcements>.

2. Attend in person at the AGM

Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxy(ies) and/or representative(s) will be able to attend the AGM in person.

They will first need to register in person at the registration counter(s) outside the AGM venue on the day of the AGM, and should bring along their NRIC/passport to enable the Manager to verify their identity for entry to, and (where applicable) be provided with a handheld device for electronic voting at, the physical AGM.

Registration will commence at or around 9:00 am (Singapore time) on Tuesday, 28 April 2026. Unitholders are advised not to attend the AGM if they are feeling unwell.

3. Questions and answers

Unitholders, including CPF and SRS investors, can submit questions in advance of, or at, the AGM.

Submission of questions in advance of the AGM

Unitholders, including CPF and SRS investors, can submit substantial and relevant questions related to the resolutions to be tabled for approval at the AGM in advance of the AGM. Unitholders are encouraged to submit their questions promptly for these to be addressed.

Unitholders who have any questions in relation to the items of the agenda of the AGM can submit questions in advance, by **5:00 pm (Singapore time) on Thursday, 16 April 2026**, via any of the following options:

(a) by post to the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or

(b) via email to the Manager at CAREIT2026@boardroomlimited.com.

Unitholders, including CPF and SRS investors, who submit questions by post or via email must provide the following information:

(a) the Unitholder's full name and identification number;

(b) the Unitholder's address; and

(c) the manner in which the Unitholder holds Units (e.g., via CDP, CPF and/or SRS).

Unitholders are strongly encouraged to submit their questions via email.

Ask questions at the AGM

Unitholders, including CPF and SRS investors, and, where applicable, their duly appointed proxy(ies) and/or representative(s) can also ask substantial and relevant questions related to the resolutions to be tabled for approval at the AGM, at the AGM itself.

Addressing questions

The Manager will endeavour to address the substantial and relevant questions (which are related to the resolutions to be tabled for approval at the AGM) received from Unitholders by the *Thursday, 16 April 2026, 5:00 pm* submission deadline by publishing the responses to such questions on CAREIT's website at <https://investor.careit.com.sg/newsroom.html> and the SGX-ST's website at <https://www.sgx.com/securities/company-announcements>, prior to the AGM and by the *Wednesday, 22 April 2026*.

Any substantial and relevant questions (which are related to the resolutions to be tabled for approval at the AGM) received after the *Thursday, 16 April 2026, 5:00 pm* submission deadline which have not already been addressed prior to the AGM, as well as those substantial and relevant questions received at the AGM itself, will be addressed during the AGM.

Where there are substantially similar questions, the Manager will consolidate such questions; and consequently, not all questions may be individually addressed.

The Manager will publish the minutes of the AGM on CAREIT's website and on SGXNET within one month after the AGM, and the minutes will include the responses to the substantial and relevant questions which are addressed during the AGM.

4. Vote in person, or appoint proxy(ies) to vote, at the AGM

Each of the resolutions to be put to vote at the AGM (and at any adjournment thereof) shall be decided on a poll. Unitholders can vote at the AGM themselves or through their duly appointed proxy(ies) and/or representative(s).

Voting at the AGM

Upon their registration at the AGM venue, Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxy(ies) and/or representative(s), will (where applicable) be provided with a handheld device for electronic voting at the physical AGM.

Appointment of proxy(ies)

A Unitholder who wishes to appoint a proxy(ies) must complete the Proxy Form, before submitting it in the manner set out below. A proxy need not be a Unitholder.

A Unitholder can appoint the Chairman of the AGM as his/her/its proxy, but this is not mandatory.

A Unitholder who is not a relevant intermediary (as defined herein) is entitled to appoint not more than two (2) proxies to attend, and to speak and vote at the AGM. Where a Unitholder appoints more than one (1) proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her/its unitholding (expressed as a percentage of the whole) to be represented by each proxy.

A Unitholder who is a relevant intermediary is entitled to appoint more than two (2) proxies to attend, and to speak and vote at the AGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where a Unitholder appoints more than one (1) proxy, the appointments shall be invalid unless he/she/it specifies the number of Units in relation to which each proxy has been appointed.

A Unitholder who wishes to submit a Proxy Form must do so in the following manner:

- (a) if submitted by post, by completing and signing the Proxy Form, before lodging it at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
- (b) if submitted electronically, via email, by completing and signing the Proxy Form, before attaching and sending a clear scanned PDF copy of it to the Unit Registrar at CAREIT2026@boardroomlimited.com.

in each case, by **10:00 am on Saturday, 25 April 2026**, being not less than 72 hours before the time appointed for holding the AGM, failing which the Proxy Form may be treated as invalid.

Completion and return of the Proxy Form by a Unitholder will not preclude him/her from attending, speaking and voting at the AGM if he/she subsequently wishes to do so, and at any adjournment thereof. The relevant Proxy Form submitted by the Unitholder shall be deemed to be revoked and in such an event, the Manager reserves the right to terminate the proxy(ies)' access to the AGM proceedings.

CPF and SRS investors who wish to exercise their voting rights at the AGM can refer to paragraph 5 below, for more information.

5. Persons who hold Units through relevant intermediaries

Persons who hold Units through relevant intermediaries, other than CPF and SRS investors, and who wish to participate in the AGM by:

- (a) attending the AGM in person;
- (b) submitting questions in advance of, or at, the AGM; and/or
- (c) voting at the AGM (i) themselves; or (ii) by appointing the Chairman of the AGM as proxy to vote on their behalf,

should contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made for their participation in the AGM.

CPF and SRS investors:

- (A) may attend, speak and vote at the AGM if they are appointed as proxy(ies) by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators as soon as practicable if they have any queries regarding their appointment as proxy(ies); or
- (B) (as an alternative to (A) above) may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **10:00 am on Friday, 17 April 2026**. For the avoidance of doubt, CPF and SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the AGM) to vote live at the AGM on their behalf.

A "relevant intermediary" means:

- (i) a banking corporation licensed under the Banking Act 1970 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

6. Other information

Printed copies of the Annual Report 2025 and the Letter to Unitholders dated 6 April 2026 (in relation to the proposed renewal of the Unit Buy-Back Mandate) (the "**Letter to Unitholders**") will not be sent to Unitholders. The Annual Report 2025 and the Letter to Unitholders may be accessed at CAREIT's website https://investor.careit.com.sg/agm_egm.html.

The above documents will also be made available on the SGX-ST website at <https://www.sgx.com/securities/company-announcements>.

Printed copies of the Request Form will be sent to Unitholders. Requests for a physical copy of the Annual Report 2025 and/or the Letter to Unitholders should be made by submitting the Request Form, in the following manner:
(i) if submitted by post, be lodged at the office of the Manager at 45 Ubi Road 1, #04-01, Singapore 408696; or
(ii) if submitted electronically, be submitted via email to contactus@ca-reit.com in either case, by no later than **5:00 pm on Thursday, 16 April 2026**.

Any reference to a time of day in this Notice of AGM is made by reference to Singapore time.

PERSONAL DATA PRIVACY:

By (a) submitting a Proxy Form and/or an instrument appointing a representative(s) to attend, speak and vote at the AGM and/or any adjournment thereof, (b) registering for the AGM in accordance with this Notice of AGM, and/or (c) submitting any question in advance of, or at, the AGM in accordance with this Notice of AGM, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager (or its agents or service providers) for the following purposes (collectively, "Purposes"); (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager (or its agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes; and (iii) agrees to provide the Manager with written evidence of such prior consent upon reasonable request:

- (1) the processing, administration and analysis by the Manager (or their agents or service providers) of Proxy Forms and/or instruments appointing a representative(s) to attend, speak and vote at the AGM (including any adjournment thereof);
- (2) the processing of the registration for purposes of verifying the identity and status of Unitholders, granting access to Unitholders (or their duly appointed proxy(ies) and/or representative(s) where applicable) to the AGM and providing them with any technical assistance where necessary;
- (3) the addressing of relevant and substantial questions received from Unitholders in advance of, or at, the AGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
- (4) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the AGM (including any adjournment thereof); and
- (5) in order for the Manager (or their agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines.

Explanatory Notes:

- (i) Ordinary Resolution 3, if passed, will empower the Manager to issue Units and to make or grant Instruments and to issue Units in pursuance of such Instruments from the date of the AGM until (i) the conclusion of the next AGM of CAREIT, or (ii) the date by which the next AGM of CAREIT is required by applicable laws and regulations or the Trust Deed to be held, whichever is the earlier, unless such authority is earlier revoked or varied by the Unitholders in a general meeting. The aggregate number of Units which the Manager may issue (including Units to be issued pursuant to Instruments) under this Resolution must not exceed 50.0% of the total number of issued Units with a sub-limit of 20.0% for issues other than on a *pro rata* basis to Unitholders.

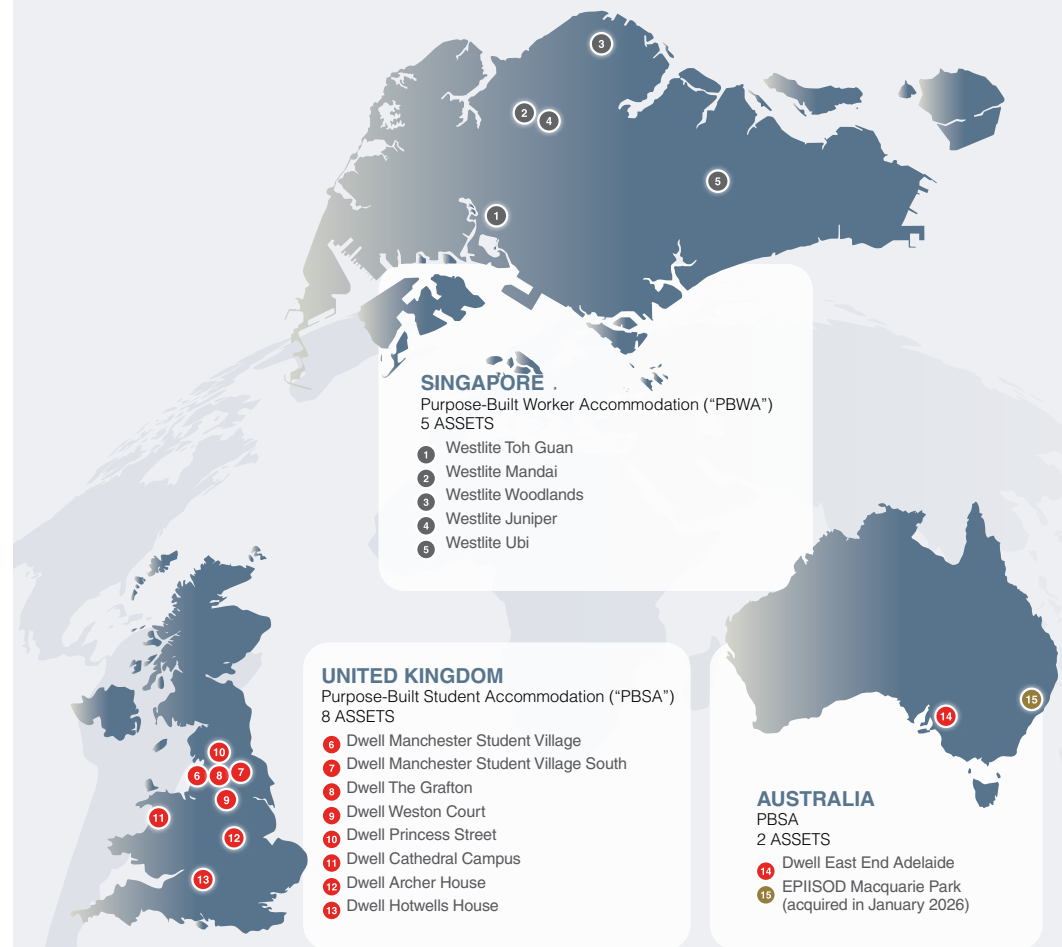
For the purpose of determining the aggregate number of Units that may be issued, the total number of issued Units will be based on the total number of issued Units at the time Ordinary Resolution 3 is passed, after adjusting for (i) new Units arising from the conversion or exercise of any convertible securities or options which are outstanding or subsisting at the time Ordinary Resolution 3 is passed and (ii) any subsequent bonus issue, consolidation or subdivision of Units.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST, the Trust Deed or any applicable laws and regulations, in such instances, the Manager will then obtain the approval of Unitholders accordingly.

- (ii) Ordinary Resolution 4, if passed, will empower the Manager from the date of the AGM until (i) the date on which the next AGM of CAREIT is held, (ii) the date by which the next AGM of CAREIT is required by applicable laws and regulations or the Trust Deed to be held, or (iii) the date on which the repurchases of Units pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated, whichever is the earliest, to exercise all the powers to repurchase issued Units for and on behalf of CAREIT not exceeding in aggregate 10.0% of the total number of Units as at the date of the passing of Ordinary Resolution 4, whether by way of market repurchase(s) or off-market repurchase(s), on the terms of the Unit Buy-Back Mandate set out in Letter to Unitholders dated 6 April 2026 in relation to the proposed renewal of the Unit Buy-Back Mandate, unless such authority is revoked or varied by the Unitholders in a general meeting.

Please refer to the Letter to Unitholders for details.

Portfolio Overview



AS AT 31 DECEMBER 2025

\$51.88 billion
Assets Under Management (AUM)¹

14
Operational Properties²

25,154
Operational Beds³

6
Cities in 3 Countries⁴


97.6%
PBWA Occupancy

99.1%
PBSA Occupancy


1 Valuation as at 31 December 2025 excludes EPIISOD Macquarie Park (732 beds) but takes into account: a) Westlite Toh Guan New Block (1,764 beds), b) Westlite Toh Guan Expanded Capacity ("TEC") (664 retained beds), c) Westlite Toh Guan New Block Development Phase 2 (expected construction period: 2029 to 2030), d) Westlite Mandai New Block Development (3,696 beds), e) Westlite Mandai Expanded Capacity ("MEC") (1,980 retained beds)
2 Operational Properties exclude EPIISOD Macquarie Park which was acquired in January 2026
3 Operational Beds exclude TEC (664 retained beds), Westlite Mandai New Block development (3,696 beds) and EPIISOD Macquarie Park (732 beds)
4 6 cities in 3 countries exclude EPIISOD Macquarie Park, which was acquired in January 2026




Centurion Asset Management Pte. Ltd.
(as Manager of Centurion Accommodation REIT)
(UEN: 202502774N)

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 contactus@ca-reit.com

 www.careit.com.sg