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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units (as defined herein) have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), or the securities law of any other jurisdiction outside Singapore. The Units may not be offered, sold or delivered within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Units are being offered and sold only outside the United States in offshore transactions as defined in and in reliance on Regulation S under the Securities Act. No public offering of securities is being made in the United States.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.



**CENTURION ACCOMMODATION REIT**

(a real estate investment trust constituted on 12 August 2025  
under the laws of the Republic of Singapore)

**OFFERING IN RESPECT OF 262,160,900 UNITS REPRESENTING UNDIVIDED INTERESTS IN CENTURION ACCOMMODATION REIT ("UNITS") FOR SUBSCRIPTION AT THE OFFERING PRICE OF S\$0.88 PER UNIT (THE "OFFERING") COMPRISING:**

- I. AN INTERNATIONAL PLACEMENT OF 248,960,900 UNITS TO INVESTORS, OUTSIDE THE UNITED STATES OF AMERICA (THE "PLACEMENT TRANCHE"); AND**
- II. AN OFFERING OF 13,200,000 UNITS TO THE PUBLIC IN SINGAPORE (THE "SINGAPORE PUBLIC OFFER"),**

**SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO 51,137,000 UNITS (THE "OVER-ALLOTMENT OPTION").**

*Capitalised terms used herein, unless otherwise defined, all have the meanings as defined in the prospectus of Centurion Accommodation REIT dated 18 September 2025 and registered by the Monetary Authority of Singapore on 18 September 2025 (the "**Prospectus**").*

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.

The Board of Directors of Centurion Asset Management Pte. Ltd., as manager of Centurion Accommodation REIT (the "**Manager**"), wishes to announce that in connection with the Offering and for the purpose of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, Centurion Capital Investments Ltd. has granted the Joint Bookrunners and Underwriters an over-allotment option exercisable by UBS AG, Singapore Branch (the "**Stabilising Manager**") (or any of its affiliates or other persons acting on behalf of the Stabilising Manager), in consultation with the other joint issue manager, in full or in part, on one or more occasions, during the period commencing on the date of admission of Centurion Accommodation REIT to the Official List of the SGX-ST (the "**Listing Date**") until the earlier of (i) the date falling 30 days from the Listing Date, or (ii) the date when the Stabilising Manager (or any of its

affiliates or other persons acting on its behalf) has bought, on the SGX-ST, an aggregate of 51,137,000 Units, representing approximately not more than 19.5% of the total number of Units in the Offering in undertaking stabilising actions, to purchase up to an aggregate of 51,137,000 Units (representing approximately 19.5% of the total number of Units in the Offering), at the Offering Price. The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

In connection with the Offering, the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) may, in consultation with the other joint issue manager, and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) will undertake stabilising action. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations. An announcement will be made if and when the Over-Allotment Option is exercised.

Issued jointly by

**DBS Bank Ltd.**  
**UBS AG, Singapore Branch**  
**United Overseas Bank Limited**  
**UOB Kay Hian Private Limited**  
**Maybank Securities Pte. Ltd.**

For and on behalf of

**Centurion Asset Management Pte. Ltd.**  
(Registration Number: 202502774N)  
(as manager of Centurion Accommodation REIT)

**24 September 2025**

## **IMPORTANT NOTICE**

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any Units in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager, Perpetual (Asia) Limited, as trustee of Centurion Accommodation REIT, the Sponsor, the Joint Bookrunners and Underwriters, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Following the listing of the Units on the SGX-ST, investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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