SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

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(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/of becoming aware of, the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;
 - (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General 1. Name of Listed Issuer: Centurion Accommodation REIT 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust ✓ Real Estate Investment Trust
 Name of Trustee-Manager/Responsible Person: Centurion Asset Management Pte. Ltd. 3. Name of Director/CEO: Loh Kim Kang David 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? Yes (Please proceed to complete Part II) (Please proceed to complete Part III) **√** No 6. Date of notification to Listed Issuer: 26-Sep-2025

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

4	25-Sep-2025				
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (1) (if different from item 1 above, please specify the date):				
	25-Sep-2025				
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):					
	N.A.				
	Type of securities which are the subject of the transaction (more than one option may be chosen):				
	✓ Ordinary voting shares/units of Listed Issuer				
Γ	Other types of shares/units (<i>excluding ordinary voting shares/units</i>) of Listed Issuer				
Γ	Rights/Options/Warrants over shares/units of Listed Issuer				
Debentures of Listed Issuer					
Rights/Options over debentures of Listed Issuer					
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer				
	Participatory interests made available by Listed Issuer				
	Others (please specify):				
	Number of shares, units, rights, options, warrants, participatory interests and/or principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:				
Г					
	10,000,000 units in Centurion Accommodation REIT ("Units")				
Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):					
5	S\$0.88 per Unit				

	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances :
	Acceptance of employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
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	✓ Others (please specify):
	Subscription and allotment for 10,000,000 Units under the placement tranche of the initial public offering of
	Centurion Accommodation REIT ("Offering")

8. Quantum of interests in securities held by Director/CEO before and after the transaction.

Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	1,000	1,000
As a percentage of total no. of ordinary voting shares/units:	0	100	100
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	10,000,000	736,317,100	746,317,100

	As a percentage of total no. of ordinar voting shares/units:	0.582	42.826	43.408				
9.	Circumstances giving rise to dee [You may attach a chart(s) in ites set out in item 8 tables 1 to 8, ar	m 10 to illustrate ho	•	D's deemed interest, as				
	Centurion Capital Investments Ltd. ha	s a direct interest in 73	6,317,100 Units.					
	Centurion Capital Investments Ltd. is directly wholly owned by Centurion Overseas Investments Pte. Ltd., which is in turn directly wholly owned by Centurion Corporation Limited, which is in turn is more than 50% directly owned by Centurion Properties Pte. Ltd., which is in turn 100% owned by Centurion Global Limited. Centurion Global Limited is 50% directly owned by Loh Kim Kang David.							
	By virtue of this, Loh Kim Kang David I Ltd. holds under Section 4 of the SFA.	nas a deemed interest i	n all of the Units whic	h Centurion Capital Investments				
10.	Attachments (if any): 🕤							
	(The total file size for all attachm	ent(s) should not excee	d 1MB.)					
11.	If this is a replacement of an ea	rlier notification, ple	ase provide:					
	(a) SGXNet announcement re (the "Initial Announcement		notification which	was announced on SGXNet				
	(b) Date of the Initial Announce	ement:						
	(c) 15-digit transaction refere attached in the Initial Anno		relevant transaction	on in the Form 1 which was				
12.	Remarks (if any):							
	The percentage unitholding after the transaction is calculated on the basis of 1,719,331,000 outstanding Units immediately after the completion of the Offering.							
	DBS Bank Ltd. and UBS AG, Singapore bookrunners and underwriters to the							
	Centurion Capital Investments Ltd. ha Singapore Branch. Pursuant to the uni recall such units by giving advance no Ltd will not, pursuant to the Code of attached to those units.	it lending agreement, C viice of 7 days to the bo	enturion Capital Inve rrower. Accordingly, (stments Ltd. has the right to Centurion Capital Investments				
Tra	ansaction Reference Number (aut	o-generated):						
3	1 9 3 9 3 9 4 5 2 4 2 7	3 7						

(a)	Name of Individual:					
	Loh Kim Kang David					
(b)	Designation (if applicable): Chairman and Non-Independent Non-Executive Director					
(c)	Name of entity (if applicable):					
	Centurion Asset Management Pte. Ltd.					