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

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 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. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days 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.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. 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").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 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

| Name of Listed Issuer: | |
|---|--|
| Centurion Accommodation REIT | |
| 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. | |
| Is more than one Substantial Shareholder/Unitholder giving notice in this form? | |
| ☐ No (Please proceed to complete Part II) | |
| ✓ Yes (Please proceed to complete Parts III & IV) | |
| Date of notification to Listed Issuer: | |
| 26-Sep-2025 | |
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Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

| <u>Substantial Shareholder/</u> | <u>Unitholder</u> A |
|---------------------------------|---------------------|
| | |



| | Name of Substantial Shareholder/Unitholder: |
|----|--|
| | Centurion Properties Pte. Ltd. |
| 2. | Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes |
| | ✓ No |
| 3. | Notification in respect of: |
| | Becoming a Substantial Shareholder/Unitholder |
| | ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder |
| | Ceasing to be a Substantial Shareholder/Unitholder |
| ŀ. | Date of acquisition of or change in interest: |
| | 25-Sep-2025 |
| 5. | Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): |
| | 25-Sep-2025 |
| S. | Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): |
| | N.A. |
| | |
| | |

Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

| Immediately before the transaction | Direct Interest | Deemed Interest | Total |
|--|-------------------|-----------------|-------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 1,000 | 1,000 |
| As a percentage of total no. of voting shares/til: | 0 | 100 | 100 |
| | | | |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : | Direct Interest 0 | 736,317,100 | 736,317,100 |

| | intere | nay attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deeme st arises] |
|-----|------------------------------|--|
| | See pa | ragraph 9 below. |
| 9. | [You r | onship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial holders/Unitholders] |
| | Centur | ion Capital Investments Ltd. has a direct interest in 736,317,100 Units. |
| | which | ion Capital Investments Ltd. is directly wholly owned by Centurion Overseas Investments Pte. Ltd., is in turn directly wholly owned by Centurion Corporation Limited, which is in turn is more than 50% owned by Centurion Properties Pte. Ltd |
| | | ue of this, Centurion Properties Pte. Ltd. has a deemed interest in all of the Units which Centurion Investments Ltd. holds under Section 4 of the SFA. |
| 10. | Attac | hments (<i>if any</i>): 🕦 |
| | Ø | (The total file size for all attachment(s) should not exceed 1MB.) |
| 11. | If this | is a replacement of an earlier notification, please provide: |
| | (a) | SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"): |
| | (b) | Date of the Initial Announcement: |
| | (c) | 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: |
| 12. | Rema | arks (<i>if any</i>): |
| | Units in | rcentage unitholding after the transaction is calculated on the basis of 1,719,331,000 outstanding mmediately after the completion of the Offering. nk Ltd. and UBS AG, Singapore Branch are the joint issue managers and global coordinators and th |
| | Centur UBS AC the rigi | cookrunners and underwriters to the initial public offering of Centurion Accommodation REIT. ion Capital Investments Ltd. has entered into a unit lending agreement to lend 51,137,000 Units to G. Singapore Branch. Pursuant to the unit lending agreement, Centurion Capital Investments Ltd. hat to recall such units by giving advance notice of 7 days to the borrower. Accordingly, Centurion |
| | | Investments Ltd will not, pursuant to the Code of Takeover and Mergers be deemed to have ed of the voting rights attached to those units. |
| Sub | stantia | Shareholder/Unitholder B |
| 1. | Name | e of Substantial Shareholder/Unitholder: |
| | | rion Global Ltd |

| 2. | Is Substantial Shareholder/Unith securities of the Listed Issuer are I Yes No | | • | whose interest in the |
|----|--|-------------------------|----------------------|------------------------|
| | V 140 | | | |
| 3. | Notification in respect of: | | | |
| | ☐ Becoming a Substantial Sharehold | der/Unitholder | | |
| | Change in the percentage level of | interest while still re | maining a Substantia | Shareholder/Unitholder |
| | Ceasing to be a Substantial Share | holder/Unitholder | | |
| 4. | Date of acquisition of or change in | interest: | | |
| | 25-Sep-2025 | | | |
| 5. | Date on which Substantial Shareh change in, interest (if different | | | |
| | 25-Sep-2025 | | | |
| 6. | Explanation (if the date of becoming change in, interest): | ng aware is differe | ent from the date of | acquisition of, or the |
| | N.A. | | | |
| | | | | |
| 7. | Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and | debentures (conv | ersion price known | |
| | Immediately before the transaction | Direct Interest | Deemed Interest | Total |
| | of voting shares/units held and/or | 0 | 1,000 | 1,000 |

| Immediately before the transaction | Direct Interest | Deemed Interest | Total |
|--|-------------------|-----------------|--------------------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 1,000 | 1,000 |
| As a percentage of total no. of voting shares/t : | 0 | 100 | 100 |
| | | | |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : | Direct Interest 0 | 736,317,100 | <i>Total</i> 736,317,100 |

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

| 9. | [You | cionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial eholders/Unitholders] |
|-----|-----------------------------|--|
| | Centu | rion Capital Investments Ltd. has a direct interest in 736,317,100 Units. |
| | which | rion Capital Investments Ltd. is directly wholly owned by Centurion Overseas Investments Pte. Ltd., is in turn directly wholly owned by Centurion Corporation Limited, which is in turn is more than 50% y owned by Centurion Properties Pte. Ltd., which is in turn 100% owned by Centurion Global Limited |
| | | ue of this, Centurion Global Limited has a deemed interest in all of the Units which Centurion Capital ments Ltd. holds under Section 4 of the SFA. |
| 10. | Attac | hments (<i>if any</i>): 👔 |
| | Ø | (The total file size for all attachment(s) should not exceed 1MB.) |
| 11. | If this | s is a replacement of an earlier notification, please provide: |
| | (a) | SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"): |
| | | |
| | (b) | Date of the Initial Announcement: |
| | | |
| | (c) | 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: |
| | | |
| 12. | Rema | arks (<i>if any</i>): |
| | The pe | ercentage unitholding after the transaction is calculated on the basis of 1,719,331,000 outstanding mmediately after the completion of the Offering. |
| | | ank Ltd. and UBS AG, Singapore Branch are the joint issue managers and global coordinators and the ookrunners and underwriters to the initial public offering of Centurion Accommodation REIT. |
| | UBS At the rig Capita | rion Capital Investments Ltd. has entered into a unit lending agreement to lend 51,137,000 Units to G, Singapore Branch. Pursuant to the unit lending agreement, Centurion Capital Investments Ltd. hat to recall such units by giving advance notice of 7 days to the borrower. Accordingly, Centurion I Investments Ltd will not, pursuant to the Code of Takeover and Mergers be deemed to have sed of the voting rights attached to those units. |

Part IV - Transaction details

| shares, units, rights, options, warrants and/or principal amount of convertible acquired or disposed of by Substantial Shareholders/Unitholders: Inits Ini |
|--|
| onsideration paid or received by Substantial Shareholders/Unitholders (excluding and stamp duties): t e giving rise to the interest or change in interest: |
| e giving rise to the interest or change in interest: |
| e giving rise to the interest or change in interest: |
| |
| f: |
| |
| via market transaction |
| via off-market transaction (e.g. married deals) |
| via physical settlement of derivatives or other securities |
| pursuant to rights issue |
| via a placement |
| following conversion/exercise of rights, options, warrants or other convertibles |
| |
| via market transaction |
| via off-market transaction (e.g. married deals) |
| stances: |
| ce of take-over offer for the Listed Issuer |
| action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate specify): |
| |
| |
| 8 8 8 |

| 5. | Part | iculars of Individual submitting this notification form to the Listed Issuer: | |
|----|------|---|--|
| | (a) | Name of Individual: | |
| | | Wong Kok Hoe | |
| | (b) | Designation (if applicable): | |
| | | Director | |
| | (c) | Name of entity (if applicable): | |
| | | Centurion Global Ltd | |
| | - | on Reference Number (auto-generated): 2 3 2 5 4 9 3 4 0 4 2 3 | |
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