

3 October 2025

Singapore Exchange Securities Trading Limited

2 Shenton Way
#02-02 SGX Centre 1
Singapore 068804

Attention : Ms. Eliza Tan / Ms. Melissa Giang

IPO Admissions

Dear Madams

**STABILISING ACTION IN RELATION TO THE INITIAL PUBLIC OFFERING (THE "OFFERING") OF
UNITS ("UNITS") IN CENTURION ACCOMMODATION REIT**

Pursuant to Regulation 3A(14) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, we, UBS AG, Singapore Branch, the Stabilising Manager in respect of the Offering, hereby announce that no stabilising action has been taken since the date of listing of Centurion Accommodation REIT on the Main Board of the Singapore Exchange Securities Trading Limited and we have ceased price stabilisation as of 3 October 2025.

In this respect, the over-allotment option granted by Centurion Capital Investments Ltd., has been exercised fully, in respect of 51,137,000 Units on 3 October 2025, solely for the purposes of covering the 51,137,000 Units which had been over-allotted in connection with the Offering.

Yours faithfully

For and on behalf of
UBS AG, Singapore Branch



Name: Indran Thana
Designation: Managing Director



Name: Daryl Koh
Designation: Director