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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.

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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; AND**
- II. AN OFFERING OF 13,200,000 UNITS TO THE PUBLIC IN SINGAPORE,**

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.
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EXERCISE OF OVER-ALLOTMENT OPTION

As stated in the announcement dated 24 September 2025 in relation to the Offering, Centurion Capital Investments Ltd. has granted the Joint Bookrunners and Underwriters, an over-allotment option (the "**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, 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, solely to cover the over-allotment of the Offering Units.

It is hereby announced that the Stabilising Manager has on 3 October 2025 exercised the Over-Allotment Option in full. Accordingly, no price stabilisation action has been, or will be taken in respect of the Units.

Following the completion of the exercise of the Over-Allotment Option, the interest of Centurion Capital Investments Ltd. in the total number of Units in issue will decrease from 45.8% to 42.8%.

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)

3 October 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.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Centurion Accommodation REIT. The forecast financial performance of Centurion Accommodation REIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

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