



CENTURION ACCOMMODATION REIT

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

CONVERSION OF SUBSIDIARIES INTO LIMITED LIABILITY PARTNERSHIPS

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.

*Capitalised terms used herein, unless otherwise defined, shall 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**").*

Centurion Asset Management Pte. Ltd., in its capacity as the manager of Centurion Accommodation REIT, wishes to announce that Centurion Dormitory Venture Pte. Ltd., Goldprime (Ubi) Pte. Ltd. and Centurion-Lian Beng (Ubi) Pte. Ltd. have been converted to limited liability partnerships, Westlite Ubi Holdings I LLP, Westlite Ubi Holdings II LLP and Westlite Ubi LLP, respectively, pursuant to Section 21 of the Limited Liability Partnerships Act 2005 of Singapore. Centurion Dormitory Venture Pte. Ltd. and Goldprime (Ubi) Pte. Ltd. jointly hold Centurion-Lian Beng (Ubi) Pte. Ltd., which in turn holds Westlite Ubi.

Perpetual (Asia) Limited, in its capacity as the trustee of Centurion Accommodation REIT (the "**Trustee**") (which holds 99.90% of each of Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP) and Centurion REIT (Singapore) Holdings Pte. Ltd. (which holds 0.10% of each of Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP) have entered into limited liability partnership agreements with each of Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP, to regulate the relationships between the entities. Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP have also entered into a limited liability partnership agreement with Westlite Ubi LLP to regulate the relationships between the entities.

Following the conversion, taxable income derived by Westlite Ubi Holdings I LLP, Westlite Ubi Holdings II LLP and Westlite Ubi LLP (collectively, the "**LLPs**") will not be taxed at the LLP level. Instead, each partner of the respective LLPs (i.e. Centurion REIT (Singapore) Holdings Pte. Ltd. and the Trustee for each of Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP, and Westlite Ubi Holdings I LLP and Westlite Ubi Holdings II LLP for Westlite Ubi LLP)

will be taxed on its share of taxable income from the LLPs. In respect of the Trustee's share of Specified Taxable Income (as defined in the Prospectus) from the LLPs, said amounts should qualify for tax transparency treatment pursuant to the Tax Transparency Ruling (as defined in the Prospectus), where the relevant conditions are met.

By Order of the Board
Tony Bin Hee Din
Chief Executive Officer

For and on behalf of

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

1 November 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. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the offering.

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 Centurion Accommodation REIT, 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. The holders of Units 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 Singapore Exchange Securities Trading Limited (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.