

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN OR INTO THE UNITED STATES OR ANY JURISDICTION OUTSIDE SINGAPORE.

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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.



CENTURION ACCOMMODATION REIT

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

USE OF PROCEEDS

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, 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**"), the announcement titled "Listing of Centurion Accommodation REIT" dated 25 September 2025 (the "**Listing Announcement**"), the announcement titled "Use of Proceeds" dated 25 September 2025 (the "**September Use of Proceeds Announcement**") and the announcement titled "Use of Proceeds" dated 3 October 2025 (the "**October Use of Proceeds Announcement**").*

Further to the Listing Announcement, the September Use of Proceeds Announcement and the October Use of Proceeds Announcement, Centurion Asset Management Pte. Ltd., as manager of Centurion Accommodation REIT (the "**Manager**"), wishes to announce that the Manager has utilised approximately S\$4.6 million towards the payment of transaction costs (the "**Additional Utilisation**") and utilised approximately S\$30.1 million of working capital towards repayment of revolving credit facility.

Gross proceeds of approximately S\$1,513.0 million have been raised from the Offering, the Cornerstone Units, the Sponsor Subscription Units and the Consideration Units. Approximately S\$404.8 million has been drawn down from the Loan Facilities (as defined in the Prospectus). The total cash proceeds of approximately S\$1,917.8 million have been utilised as follows:

- (i) approximately S\$1,793.7 million towards the acquisition of the Initial Portfolio;
- (ii) approximately S\$66.1 million (inclusive of the Additional Utilisation) towards the payment of transaction costs; and
- (iii) approximately S\$30.1 million of working capital towards repayment of revolving credit facility.

The above is in accordance with the stated use and amount allocated in the Prospectus. There will be further updates on the use of proceeds arising from post completion adjustments and payment of transaction costs. The Manager will release announcement(s) as and when the remaining proceeds are materially disbursed.

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)

28 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 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.