



CENTURION ACCOMMODATION REIT

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

DISCLOSURE PURSUANT TO RULE 704 (31) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

*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**").*

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.

The Board of Directors of Centurion Asset Management Pte. Ltd., as manager (the "**Manager**") of Centurion Accommodation REIT ("**CAREIT**"), wishes to announce that Centurion SA Investments Pty Ltd ACN 618 085 626 in its capacity as trustee of the Centurion Macquarie Park Student Village Trust ABN 48 947 455 081 (the "**Borrower**", being a wholly-owned subsidiary of CAREIT) has secured a three-year AUD140.0 million term facility commitment and AUD5.0 million revolving credit facility commitment (the "**Facilities**").

The proceeds from the Facilities will be used towards financing the acquisition of Epiisod Macquarie Park (the "**Property**") and assist with funding working capital and the cost of capital expenditure on the Property.

The obligations of the Borrower under the Facilities are guaranteed by Perpetual (Asia) Limited (in its capacity as trustee of CAREIT) and Centurion REIT Australia Pty Ltd ACN 690 233 384 in its capacity as trustee of Centurion REIT Australia Trust ABN 92 993 165 463.

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), the Manager wishes to announce that under the Facility, it is a mandatory prepayment event if:

- (a) the Manager resigns or is removed; or
- (b) Centurion Corporation Limited ceases to own (directly or indirectly) all issued share capital of the Manager or maintain a controlling interest in the Manager.

If such an event occurs and the Borrower fails to pay the outstanding amounts due and payable under the Facility, it may trigger cross defaults under other facilities, debt issues and borrowings of CAREIT and/or its subsidiaries (collectively, together with the amount owing under the Facilities, "**Borrowings**").

The aggregate level of Borrowings which are outstanding and that may be affected is approximately S\$375.0 million (excluding interest) as of today. As of the date of this Announcement, the event described above has not occurred.

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)

16 December 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.