



Accommodation REIT

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

COMPLETION OF THE ACQUISITION OF EPIISOD MACQUARIE PARK

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.

Centurion Asset Management Pte. Ltd., in its capacity as manager of Centurion Accommodation REIT (the “Manager”), refers to the Prospectus where it is stated that Epiisod Macquarie Park was under construction and that Centurion Accommodation REIT would only acquire Epiisod Macquarie Park after the property achieves practical completion.

The Manager is pleased to announce that practical completion of Epiisod Macquarie Park and completion of the acquisition of Epiisod Macquarie Park under the Forward Purchase Agreement (as defined in the Prospectus) have taken place. The acquisition was subject to the Epiisod Macquarie Park Master Lease being entered into with, *inter alia*, the Epiisod Macquarie Park Master Tenant (as defined in the Prospectus), and the parties have entered into the Epiisod Macquarie Park Master Lease. The Australia PBSA Property Manager, being Centurion Australia Management Pty Ltd, has been appointed to provide property management services pursuant to the Australia PBSA Property Management Agreement.

As stated in the Prospectus, the acquisition of Epiisod Macquarie Park was fully funded through committed debt of Centurion Accommodation REIT and not from the proceeds raised from the IPO.

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)

13 January 2026



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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.