

PROVISIONAL PERMISSION RECEIVED IN RELATION TO WESTLITE UBI

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**”), is pleased to announce the receipt of provisional permission to develop an additional 6-storey block and to alter the existing 8-storey block in Westlite Ubi (the “**Proposed Ubi Works**”).

The Proposed Ubi Works will increase the number of beds in Ubi by an additional 540 beds, from 1,650 beds to 2,190 beds upon completion of the works. The land premium payable to the JTC Corporation in relation to the Proposed Ubi Works is approximately S\$13.9 million. The Manager intends to fund the Proposed Ubi Works with committed debt facilities.

The commencement of the Proposed Ubi Works would be subject to certain prescribed architectural and technical requirements being complied with and the relevant authority approving such compliance or waiving any non-compliance. It is estimated that the Proposed Ubi Works will commence by 2Q2026 and will complete in approximately 1.5 years. The existing 8-storey block containing 1,650 beds will remain operational and income generating.

The Proposed Ubi Works is not expected to have any material effect on the net asset value per unit and the distribution per unit of Centurion Accommodation REIT for the financial year ending 31 December 2026.

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)

10 February 2026

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.