

STABLE RESILIENT GROWTH

in the *living sector*



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About Centurion Accommodation REIT

Centurion Accommodation REIT (“CAREIT”) is a real estate investment trust listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 25 September 2025 (SGX: 8C8U). CAREIT’s principal investment strategy is to invest, directly or indirectly, in a portfolio of income-producing living sector real estate assets, which are used primarily for purpose-built worker accommodation (“PBWA”), purpose-built student accommodation (“PBSA”) or other accommodation purposes located globally (excluding Malaysia), as well as real estate-related assets.

CAREIT is Singapore’s first Global Living Sector REIT, providing exposure to two resilient accommodation segments (PBWA and PBSA) across three global markets. As at 31 December 2025, CAREIT’s portfolio comprises 14 assets, including five PBWA assets in Singapore, eight PBSA assets in the United Kingdom

and one PBSA asset in Australia, with total assets under management (“AUM”) of approximately S\$1.88 billion. In January 2026, CAREIT acquired EPIISOD Macquarie Park, a PBSA asset in Australia, increasing its AUM to approximately S\$2.18 billion. CAREIT’s PBWA assets operate under the “Westlite” brand, while its PBSA assets operate under the “Dwell” and “EPIISOD” brands. The “EPIISOD” brand was introduced to cover the premium PBSA segment.

Centurion Asset Management Pte. Ltd., the Manager of CAREIT (the “Manager”), is a wholly owned subsidiary of Centurion Corporation Limited (SGX: OU8), (the “Sponsor”). Listed on the SGX-ST, Centurion Corporation Limited is an owner, developer and manager of living sector accommodation assets with a strong track record and established operating platforms across key markets.

Unless otherwise disclosed, the disclosures in this report do not include details of EPIISOD Macquarie Park, as the acquisition was completed in January 2026.



About This Sustainability Report

REPORTING SCOPE AND BOUNDARY

Centurion Accommodation REIT (“CAREIT”) was constituted on 12 August 2025, and its first financial period is from 12 August 2025 to 31 December 2025. This Sustainability Report primarily covers the period from 12 August 2025 to 31 December 2025 (“FP 2025”). Where environmental or asset-level data for the full calendar year from 1 January 2025 to 31 December 2025 (“FY 2025”) is presented for comparability, the basis of preparation and scope of inclusion are clearly disclosed.

As a newly listed issuer, CAREIT is required to issue its first sustainability report in respect of its first full financial year after listing. Notwithstanding this, CAREIT has elected to voluntarily publish this inaugural Sustainability Report to enhance transparency, with data coverage to be progressively improved. The report covers sustainability matters relevant to CAREIT as a Singapore-listed real estate investment trust, focusing on:

- + Responsible ownership and long-term stewardship of accommodation assets
- + Environmental performance and climate resilience of CAREIT’s portfolio
- + Health, safety and well-being considerations within CAREIT’s living environments
- + Governance, risk management, and disclosure practices exercised by the Manager under Board oversight

Sustainability disclosures relate to assets owned by CAREIT. Where applicable, environmental and social performance information reflects asset-level outcomes arising from property management arrangements, within the REIT’s governance and oversight remit.

The governance and social disclosures and data are drawn from the Manager’s governance systems, employees and operations.

Where CAREIT’s portfolio was acquired during the year, CAREIT applies transparent disclosure of inclusions, exclusions, and the basis of comparability for performance data.

This report does not cover the broader operations or sustainability initiatives of CAREIT’s Sponsor or other entities within Centurion, except where such matters are contractually relevant to CAREIT or materially affect the REIT’s assets.

As this is CAREIT’s inaugural Sustainability Report, there have been no restatements of previously reported information.

REPORTING FRAMEWORKS AND STANDARDS

This Sustainability Report has been prepared with reference to:

- + SGX Mainboard Listing Rules 711A and 711B
- + SGX Practice Note 7.6 on Sustainability Reporting
- + Monetary Authority of Singapore (“MAS”) Guidelines on Environmental Risk Management for Asset Managers

The report has been prepared with reference to the Global Reporting Initiative (“GRI”) Universal Standards 2021. A GRI Content Index is provided to facilitate reference and transparency. CAREIT has adopted a phased approach to climate-related disclosures aligned with the recommendations of the Task Force on Climate-Related Financial Disclosures (“TCFD”). This approach supports the REIT’s readiness for future International Sustainability Standards Board (“ISSB”)-aligned climate disclosure requirements which are expected to apply to CAREIT from FY 2028 under the Singapore Exchange (“SGX”)’s implementation timeline.



Westlite Share a Loaf Initiative in collaboration with NGO, Reach Out (Singapore)

REPORTING CONTEXT

CAREIT publishes this Sustainability Report as a standalone report. The report focuses on CAREIT’s sustainability governance, management approach, and performance, providing transparency on how sustainability considerations are integrated into CAREIT’s asset stewardship, risk management, and operational oversight.

Matters relating to investment strategy, portfolio construction, research, and capital allocation are addressed in the relevant sections of CAREIT’s Annual Report. This Sustainability Report complements those disclosures by outlining CAREIT’s approach to managing environmental, social, and governance (“ESG”) considerations across its portfolio.

Together with the Annual Report, this Sustainability Report provides a more comprehensive view of CAREIT’s governance, sustainability performance, and long-term value creation.

BOARD APPROVAL AND REVIEW

The contents of this Sustainability Report have been reviewed and approved by the Board. Internal review processes have been applied to support the accuracy and consistency of disclosures. Internal auditors have been engaged to perform an internal review of the sustainability reporting process. The internal review has been conducted in accordance with the BDO Global IA methodology, which is consistent with the Global Internal Audit Standards established by the Institute of Internal Auditors. External assurance has not been obtained for this report.

FEEDBACK

We value feedback on this Sustainability Report and on matters related to our ESG performance. Please address your feedback to:

CHEN XIN YU

Investor Relations Manager

Tel: +65 6501 3161

Email: contactus@ca-reit.com

Board Statement

For CAREIT, sustainability is inseparable from responsible ownership and long-term stewardship of accommodation assets. As a Singapore-listed real estate investment trust, CAREIT's Board of Directors (the "Board") recognises that sustainability considerations directly influence asset durability, risk management, income stability, and long-term value creation for unitholders. The Board has considered sustainability issues in CAREIT's business and strategy.

2025 marked CAREIT's first year as a listed REIT, representing a significant milestone in establishing an independent governance framework, reporting discipline, and sustainability approach for an income-focused, asset-owning vehicle. This Sustainability Report has been prepared on a voluntary basis to provide stakeholders with greater transparency ahead of mandatory reporting requirements. From the outset, the Board has sought to ensure that sustainability is approached with proportionality, accuracy, and a clear fiduciary lens — aligned with regulatory expectations and grounded in CAREIT's portfolio and operating model.

The Board provides oversight of CAREIT's sustainability strategy, with particular focus on how environmental, social, and governance considerations are integrated into asset management, enterprise risk management, and disclosure practices, and determines the material ESG factors relevant to CAREIT.

Sustainability practices are implemented by the Manager through its asset management, risk management, and operational oversight functions. Sustainability is not treated as a standalone initiative, but as an extension of prudent asset stewardship — informing decisions related to asset enhancement, maintenance planning, climate resilience, resident well-being, and operational risk controls.

Physical and transition climate risks may affect performance, operating costs, insurance availability, and long-term portfolio resilience. Climate-related considerations are progressively embedded within CAREIT's risk management framework, enabling structured identification, assessment, and monitoring of risks across relevant time horizons. This supports informed oversight and ensures that climate considerations are evaluated alongside other material enterprise risks.

CAREIT's environmental focus is anchored in enhancing the efficiency and resilience of its portfolio through

disciplined asset management practices. In line with our Sponsor's broader sustainability ambitions as a signatory of the World Green Building Council ("WGBC") Net Zero Carbon Buildings Commitment, green building certifications, energy-efficiency measures, and resource management initiatives are pursued where they support long-term asset competitiveness, regulatory readiness, and operating efficiency. These initiatives are approached pragmatically and disclosed transparently, reflecting CAREIT's commitment to credible, investment-grade sustainability reporting.

On the social front, the Board recognises that the quality, safety, and well-being of residents are fundamental to sustainable asset performance. CAREIT's approach emphasises safe, healthy, and supportive living environments, supported by clear operational standards and appropriate engagement practices within the REIT's ownership and governance remit.

The Board is committed to maintaining high standards of governance, transparency, and accountability in sustainability disclosures. CAREIT's Sustainability Report has been prepared in accordance with SGX sustainability reporting requirements, with reference to the Global Reporting Initiative ("GRI") Standards and a phased, TCFD-aligned approach to climate disclosures. The Board also oversees alignment with supervisory expectations set out by the Monetary Authority of Singapore ("MAS") on environmental risk management for asset managers. As regulatory expectations continue to evolve, the Board will continue to oversee the strengthening of CAREIT's governance processes, data quality, and risk management capabilities, to support the continued enhancement of sustainability disclosures.

Sustainability is a continuous journey. The Board believes that a disciplined, proportionate, and asset-focused approach, with sustainability actions scaled to the risks, impact, and materiality of each asset, will best support CAREIT's long-term objectives—preserving asset value, managing risks responsibly, and delivering stable outcomes for unitholders.

Yours faithfully,
For and on behalf of the Board

LOH KIM KANG DAVID
Chairman and Non-Independent Non-Executive Director

Sustainability Stewardship

Enhancing long-term asset resilience through sustainability

Our Approach To Sustainability

CAREIT's approach to sustainability is grounded in responsible ownership and long-term stewardship of purpose-built accommodation assets. As an asset-owning REIT, CAREIT views sustainability as integral to how assets are managed, maintained, and enhanced over time — supporting portfolio resilience, regulatory readiness, and stable income generation for unitholders.

Sustainability is not framed as a standalone programme or aspirational agenda. Instead, it is embedded within prudent asset management practices and governance structures, reflecting CAREIT's fiduciary responsibilities and commitment to disciplined, long-term value creation.

ASSET-CENTRIC SUSTAINABILITY

CAREIT's sustainability focus centres on the quality, efficiency, and durability of its accommodation assets. Environmental efficiency, climate resilience, and responsible maintenance practices are pursued as value-protective measures that enhance long-term asset competitiveness and operating performance.

Initiatives such as energy and water efficiency improvements, green building certifications, and asset enhancement works are evaluated through a disciplined lens — prioritising measurable outcomes, operational feasibility, and alignment with regulatory and market expectations.

SAFE, HEALTHY AND SUPPORTIVE LIVING ENVIRONMENTS

As an accommodation REIT, CAREIT recognises that resident safety, health, and well-being are fundamental to sustainable asset performance. CAREIT's social sustainability approach focuses on ensuring that its assets provide safe, hygienic, and supportive living environments, supported by appropriate operational standards and oversight.

Engagement and well-being initiatives are framed within CAREIT's role as an asset owner, complementing property management practices while operational execution is undertaken by the Manager and appointed property managers.

GOVERNANCE, RISK AND TRANSPARENCY

Strong governance underpins CAREIT's sustainability approach. The Board and the Manager exercise clear oversight of sustainability-related matters, ensuring that environmental and social considerations are integrated into enterprise risk management, asset planning, and disclosure practices.

Climate-related risks and opportunities are assessed within CAREIT's risk management framework, enabling structured identification, monitoring, and escalation of material issues. This governance-led approach supports informed decision-making and reinforces CAREIT's commitment to transparent, SGX-aligned reporting.

PROPORTIONATE AND CREDIBLE DISCLOSURE

CAREIT is committed to accurate, balanced, and proportionate sustainability disclosures. Communications are grounded in disclosed performance and established governance structures, avoiding over-statement or premature commitments. Disclosures will be progressively enhanced in line with regulatory requirements and data readiness.

Through this disciplined approach, CAREIT integrates sustainability into how assets are owned and managed — preserving asset value, managing risks responsibly, and supporting long-term income stability in a changing operating and regulatory environment.

Strategy, Governance & Oversight

Building trust through transparency and accountability

Environmental, Social and Governance (“ESG”) Strategy

CAREIT’s ESG strategy is aligned with its role as a long-term owner and steward of accommodation assets. Sustainability considerations are integrated into investment, asset management, and governance practices to protect asset value, manage risks proactively, and support stable income generation for unitholders.

Rather than operating assets directly, the Manager focuses on disciplined oversight and asset-level stewardship. Environmental performance, regulatory compliance, resident well-being, and risk management are addressed through structured governance, performance monitoring, and engagement with appointed property managers.

The Manager prioritises sustainability matters that have a direct bearing on asset durability and operational efficiency. Key areas of focus include:

- + Improving energy and water efficiency
- + Enhancing climate resilience of assets
- + Safeguarding resident safety and living standards
- + Strengthening governance, compliance, and risk management practices
- + Maintaining transparent, credible, and standards-aligned disclosures

These priorities are translated into measurable actions such as resource efficiency targets, environmental performance monitoring, integration of climate risk considerations into asset planning, and continuous oversight of service providers.

By embedding sustainability into core stewardship practices, CAREIT seeks to build a resilient portfolio that remains competitive, compliant, and adaptable in a changing regulatory and operating environment.

Governance Structure

CAREIT’s sustainability governance framework is designed to support effective oversight, accountability, and regulatory compliance, consistent with its structure as a listed REIT. The Board has formally approved the Manager’s environmental risk management approach, which is integrated within the enterprise risk management framework and aligned with supervisory expectations for asset managers. The environmental and climate-related risks will be reviewed annually by the Audit and Risk Committee (“ARC”) and reported to the Board as part of CAREIT’s enterprise risk management cycle. This review process has been adopted and will be implemented progressively.

SUSTAINABILITY GOVERNANCE FRAMEWORK

CAREIT’s sustainability governance is anchored on two key governance bodies that provide oversight and execution across its sustainability approach:

- + **Board of Directors**
The Board of the Manager provides overall oversight of the Manager’s governance and sustainability matters, safeguards the interests of unitholders and ensures that sustainability considerations are integrated into CAREIT’s portfolio.
- + **The Manager**
Acting on behalf of CAREIT, the Manager provides strategic direction and day-to-day management and implementation of CAREIT’s sustainability practices.

CAREIT continues to strengthen and formalise its sustainability governance arrangements as part of its organisational maturation, including clarifying ESG roles and responsibilities and enhancing data and reporting capabilities. The Manager’s sustainability governance is guided by group-level sustainability and environmental policies adopted for application to CAREIT, where relevant.

The Board retains ultimate responsibility for sustainability governance. The Board oversees material ESG risks and opportunities, approves sustainability priorities and targets, and ensures that environmental and social considerations are appropriately integrated into enterprise risk management and asset management processes.

As part of the Manager’s commitment to responsible stewardship and sound governance, Directors and relevant members of the management will undergo the prescribed sustainability training in accordance with SGX listing requirements and will continue to receive ongoing briefings on environmental and climate-related risks to support informed oversight of sustainability-related decisions. Given that FP 2025 is not a full financial year, each of the Directors has not completed the required sustainability training prescribed by the SGX-ST during the reporting period. The Directors will complete such training by the financial year ending 31 December 2026.

The ARC supports the Board by overseeing CAREIT’s enterprise risk management framework, including climate-related and broader environmental risks.

Management implements sustainability practices through asset management, risk management, and operational oversight functions, working closely with appointed property managers to maintain consistent standards across the portfolio.

Key areas of management responsibility include:

- + Coordinating ESG-related initiatives across relevant functions
- + Developing CAREIT’s sustainability framework and ESG data collection capabilities
- + Integrating ESG considerations into asset management and operational decision-making

Acting on behalf of CAREIT, the Manager provides strategic direction and day-to-day management, including the implementation of ESG strategy, oversight of sustainability-related risks, and preparation of sustainability disclosures. To support implementation and alignment with the Sponsor’s sustainability initiatives, the management of the Manager will also attend the quarterly Sustainability Steering Committee (“SSC”) meetings convened by the Sponsor, where sustainability initiatives and priorities are discussed across the Group.

CAREIT is committed to embedding sustainability considerations into its overall value creation and risk management processes. This governance structure ensures that sustainability is managed with the same rigour and accountability as financial and operational matters, reinforcing CAREIT’s commitment to disciplined, long-term value creation.



The Manager leverages the Sponsor’s established sustainability governance structure, including the Sustainability Steering Committee and Sustainability Working Groups. The management of the Manager participates in the committee to support alignment and information sharing across the Group.

Stakeholder Engagement

CAREIT recognises that effective stakeholder engagement supports informed decision-making, transparency, and long-term trust. As an asset-owning real estate investment trust, CAREIT's stakeholder engagement approach focuses on stakeholders that are most relevant to asset stewardship, governance, regulatory compliance, and long-term value creation.

Stakeholder engagement is conducted in a manner proportionate to CAREIT's role and control, with the Manager responsible for engagement activities under Board oversight.

KEY STAKEHOLDER GROUPS

CAREIT's key stakeholders include:

- + Unitholders and Investors
- + Regulators and Authorities
- + Residents (through appointed property managers)
- + Employees of the Manager
- + Business Partners and Service Providers

During FP 2025, the Manager engaged stakeholders through investor briefings, regulatory engagement, and property manager reporting. Insights from these interactions will inform the ongoing identification of material ESG factors, the setting of resource efficiency targets, and the prioritisation of asset management initiatives as CAREIT's engagement processes mature.

ENGAGEMENT APPROACH

As a newly listed REIT, CAREIT is progressively formalising its stakeholder engagement approach in a manner proportionate to its size, portfolio composition, and governance structure. Stakeholder engagement currently takes place through established regulatory and operational channels and will continue to be enhanced over time as reporting maturity develops.

CAREIT engages with key stakeholders through the Manager, via formal and ongoing mechanisms, including annual and interim disclosures, investor briefings, regulatory engagements, and structured sustainability reporting. These channels provide opportunities for dialogue and feedback on CAREIT's strategy, governance, and performance.

Resident-related engagement is primarily facilitated through appointed property managers. Feedback relating to safety, compliance, and living environment conditions is escalated to the Manager and considered as part of asset management and operational oversight, within CAREIT's governance remit as an asset owner.

CAREIT will progressively strengthen its stakeholder engagement processes, including enhancing the structure, documentation, and integration of stakeholder feedback into ESG priority-setting and materiality reviews. Insights obtained from stakeholder interactions inform CAREIT's risk identification processes, stewardship actions, and the periodic review of material ESG topics and sustainability disclosures.

Material ESG Factors

Material ESG factors are identified and disclosed with reference to the GRI Standards 2021, SGX sustainability reporting requirements, and other applicable guidance. Material factors are those that reflect CAREIT's most significant ESG-related risks, impacts, and considerations that may influence asset performance, financial outcomes, or long-term value for Unitholders.

MATERIALITY APPROACH AND SCOPE

CAREIT's material ESG factors for FY 2025 are based on the materiality assessment conducted when the assets formed part of the Sponsor's portfolio. As CAREIT's portfolio was carved out from the Sponsor, the underlying assets, operating characteristics, and impact pathways assessed remain unchanged.

The Manager reviewed and re-validated the adopted material factors to assess their relevance to CAREIT's business model, asset ownership structure, and risk profile. The review confirmed that the material factors remain applicable, subject to re-scoping of reporting boundaries to reflect CAREIT's role as an asset-owning REIT.

CAREIT now owns the identification, review, and disclosure of its material ESG factors, which will be reviewed periodically as the portfolio and regulatory environment evolve.

The Board has approved the material ESG factors, including the determination of reporting boundaries, and the adoption of relevant targets. Management, led by the Manager, is responsible for the ongoing monitoring and management of these material ESG factors, with oversight from the ARC.

Reporting boundaries are defined based on operational control and governance responsibility, focusing primarily on environmental performance and resident-related outcomes at CAREIT's owned accommodation assets, while governance, compliance, and workforce matters relate to the Manager.

Where quantitative data is available and reliable, the Manager provides performance metrics at the asset or portfolio level. Where data availability or consistency is still evolving, CAREIT provides qualitative disclosures explaining how the relevant ESG factors are managed and monitored. CAREIT will continue to review and enhance its ESG disclosures, data coverage, and performance management practices over time to ensure alignment with evolving regulatory expectations, portfolio changes, and sustainability best practices.

CAREIT has adopted medium-term resource efficiency targets for electricity and water usage intensity, established using a FY 2022 baseline when the assets formed part of the Sponsor's portfolio. As the underlying assets, operating characteristics, and baseline data remain unchanged following the listing of CAREIT, these intensity-based targets provide a consistent basis for performance tracking and support responsible asset stewardship and operational efficiency improvements.

The adopted targets are as follows:

- + **Electricity:** 15% reduction in resident electricity usage intensity by FY 2030, using FY 2022 as the baseline year

- + **Water:** 8% reduction in resident water usage intensity by FY 2030, using FY 2022 as the baseline year

As at 31 December 2025, the resident water usage intensity reduction target has been achieved relative to the FY 2022 baseline. CAREIT intends to maintain at least this level of reduction.

Performance against the targets is monitored on a like-for-like basis using the baseline portfolio. Where the portfolio expands or changes over time, newly acquired assets are excluded until sufficient baseline data is established.

Summary of Material ESG Factors, Boundaries and Targets

CAREIT's material ESG factors, associated reporting boundaries, and target status are summarised below. The targets are perpetual targets that apply across all timeframes unless stated otherwise.

I. MATERIAL ESG FACTORS, BOUNDARIES, AND TARGETS

Material ESG Factor	Reporting Boundary	Targets
Economic Performance	CAREIT	<ul style="list-style-type: none"> – Maintain a consistent and sustainable total return to unitholders – Grow recurring cash flow (FFO/AFFO) to support stable and increasing distributions
Indirect Economic Impacts	CAREIT	Continue to generate positive local economic impacts through asset operations, local procurement, and community services delivered by appointed property managers
Occupational Health & Safety	CAREIT assets	Ensure annual oversight of accident and safety performance across all CAREIT assets
Energy and GHG Emissions	CAREIT assets	<ul style="list-style-type: none"> – 15% reduction in resident electricity usage intensity by FY 2030 (FY 2022 baseline) – Attain Net Zero for Scope 1 and 2 GHG emissions by FY 2050
Water Management	CAREIT assets	Maintain at least an 8% reduction in resident water usage intensity from the FY 2022 baseline through FY 2030
Resident Health, Safety and Well-being	CAREIT assets	Achieve zero resident safety incidents by ensuring all assets meet health and safety standards and through oversight of appointed property managers.
Regulatory and Community Relations	CAREIT	Ensure annual oversight of resident participation outcomes across all CAREIT assets
Human Capital	REIT Manager	Maintain adequate REIT Manager capacity and ensure all employees receive annual training
Business Ethics and Compliance	CAREIT	Maintain annual oversight of anti-corruption compliance across all CAREIT entities and manager

Where quantitative targets are not disclosed, CAREIT manages the relevant ESG factors through qualitative controls, policies, and governance mechanisms, and will review the introduction of targets over time where appropriate.

Risk Management

CAREIT manages sustainability-related risks through an integrated enterprise risk management (“ERM”) framework overseen by the Board of the Manager and the ARC. CAREIT applies a structured methodology to evaluate and prioritise the impact and relevance of potential ESG topics, enabling CAREIT to identify and distil the material ESG factors for disclosure and management. Sustainability-related risks are assessed alongside financial and operational risks to ensure consistent oversight, accountability, and decision-making.

GOVERNANCE & OVERSIGHT

The Board retains ultimate responsibility for risk governance, including environmental and climate-related risks. The ARC supports the Board by overseeing CAREIT’s ERM framework, reviewing material risk exposures, and monitoring the effectiveness of risk mitigation measures.

Material environmental, social, and climate-related risks are escalated through established reporting channels to the Manager and the Board to enable timely action and informed capital planning.

The Manager’s approach to environmental risk management is guided by the Sponsor’s sustainability policies, which have been adopted for application to CAREIT where relevant. These policies establish expectations for integrating environmental risk considerations into investment evaluation, asset stewardship, and ongoing portfolio monitoring as described in the next three sections.

ALIGNMENT WITH MAS ENVIRONMENTAL RISK MANAGEMENT GUIDELINES

In line with supervisory expectations set by the MAS for asset managers, the Manager systematically integrates environmental and climate-related risk considerations into its investment evaluation, asset review, and portfolio construction processes.

The Manager embeds environmental risk management within its existing enterprise risk management, asset stewardship, and governance processes. Environmental and climate-related risks are managed alongside financial and operational risks to ensure consistent oversight, accountability, and informed decision-making.

INVESTMENT INTEGRATION

Environmental risk considerations are progressively being integrated into the Manager’s due diligence and asset review processes. As part of research, acquisitions and periodic asset assessments, the Manager considers relevant environmental performance indicators and risk exposures, including:

- + Energy and water efficiency
- + Greenhouse gas emissions
- + Exposure to physical climate hazards
- + Regulatory compliance requirements
- + Potential resilience or efficiency-related capital expenditure needs

These considerations are expected to be assessed alongside financial, operational, and market factors to evaluate their potential impact on asset durability, operating costs, tenant demand, and long-term value. Identified risks and opportunities will be documented and incorporated into investment decision-making and asset enhancement planning as part of the Manager’s evolving sustainability governance framework.

PORTFOLIO MONITORING

CAREIT monitors relevant environmental performance indicators and risk exposures at both asset and portfolio levels through its enterprise risk management (“ERM”) and asset management processes. Trends in resource consumption, climate-related risks, and regulatory developments are reviewed periodically to identify emerging issues and areas for further evaluation.

CAREIT is progressively developing its capability to assess the implications of physical and transition climate scenarios across short-, medium-, and long-term horizons to better understand portfolio resilience. As these capabilities mature, insights from scenario assessments are expected to inform asset planning, capital expenditure prioritisation, and resource efficiency initiatives.

This evolving monitoring approach supports informed management oversight and strengthens the integration of environmental considerations within CAREIT’s broader risk management framework.

STEWARDSHIP ACTIONS

Risk assessments directly inform stewardship priorities at the asset level. These include:

- + resource efficiency improvements
- + asset enhancement works
- + green building certifications
- + engagement with appointed property managers and other stakeholders
- + preventive maintenance and resilience planning

Through these measures, environmental and climate considerations are translated into practical actions that strengthen portfolio durability, regulatory readiness, and long-term operational performance.

The table below summarises how CAREIT’s practices align with the key areas of the MAS Environmental Risk Management Guidelines.

MAS Guideline Areas	CAREIT Approach
Governance & Strategy	The Board and the ARC oversee environmental and climate-related risks within the Manager’s ERM framework.
Research & Portfolio Construction	Environmental considerations will be integrated into acquisition due diligence and asset review processes.
Portfolio Risk Management	Environmental performance indicators and climate exposures will be monitored at asset and portfolio levels, supported by scenario analysis where relevant.
Stewardship	Risk insights inform asset enhancements, efficiency initiatives, and green building certifications.
Disclosure	Sustainability disclosures are prepared in accordance with SGX requirements, with reference to GRI and TCFD frameworks, and are progressively enhanced over time, including future compliance with ISSB requirements for climate-related disclosures.

Through this governance-led approach, CAREIT seeks to proactively manage environmental risks, strengthen asset resilience, and provide transparent and decision-useful disclosures to unitholders and regulators.



Multi-purpose communal areas at Westlite Ubi (Singapore)

Economic Performance

Delivering long-term outcomes for unitholders

CAREIT recognises that our financial success is linked to the socio-economic well-being of the regions where we operate. As a provider of Purpose-Built Worker Accommodation (“PBWA”) and Purpose-Built Student Accommodation (“PBSA”), our business model is built on providing essential infrastructure to meet the needs of local communities.

In addition to delivering stable distributions to our unitholders, our business model encompasses generating value-add for the local economies, creating local employment, supporting regional supply chains and providing high-quality living environments that enable the workforce and the student population to thrive. By maintaining a robust and sustainable financial position, we safeguard our ability to continue investing in the infrastructure that supports global mobility and economic productivity.

ECONOMIC CONTRIBUTIONS

Our financial performance is a measure of our operational health and our ability to reinvest in future innovation. In our inaugural reporting year, we have focused on solidifying our revenue streams while ensuring that the value generated is distributed fairly to those who enable our success.

Please refer to the following sections in the Annual Report 2025 for details of CAREIT’s financial and operational performance:

- + Key Highlights, pages 2 to 3
- + Strategic Direction, pages 6 to 7
- + Significant Events, page 10
- + Operations Review, pages 28 to 35
- + Financial Review, pages 50 to 51
- + Financial Statements, pages 91 to 145

INDIRECT ECONOMIC IMPACTS

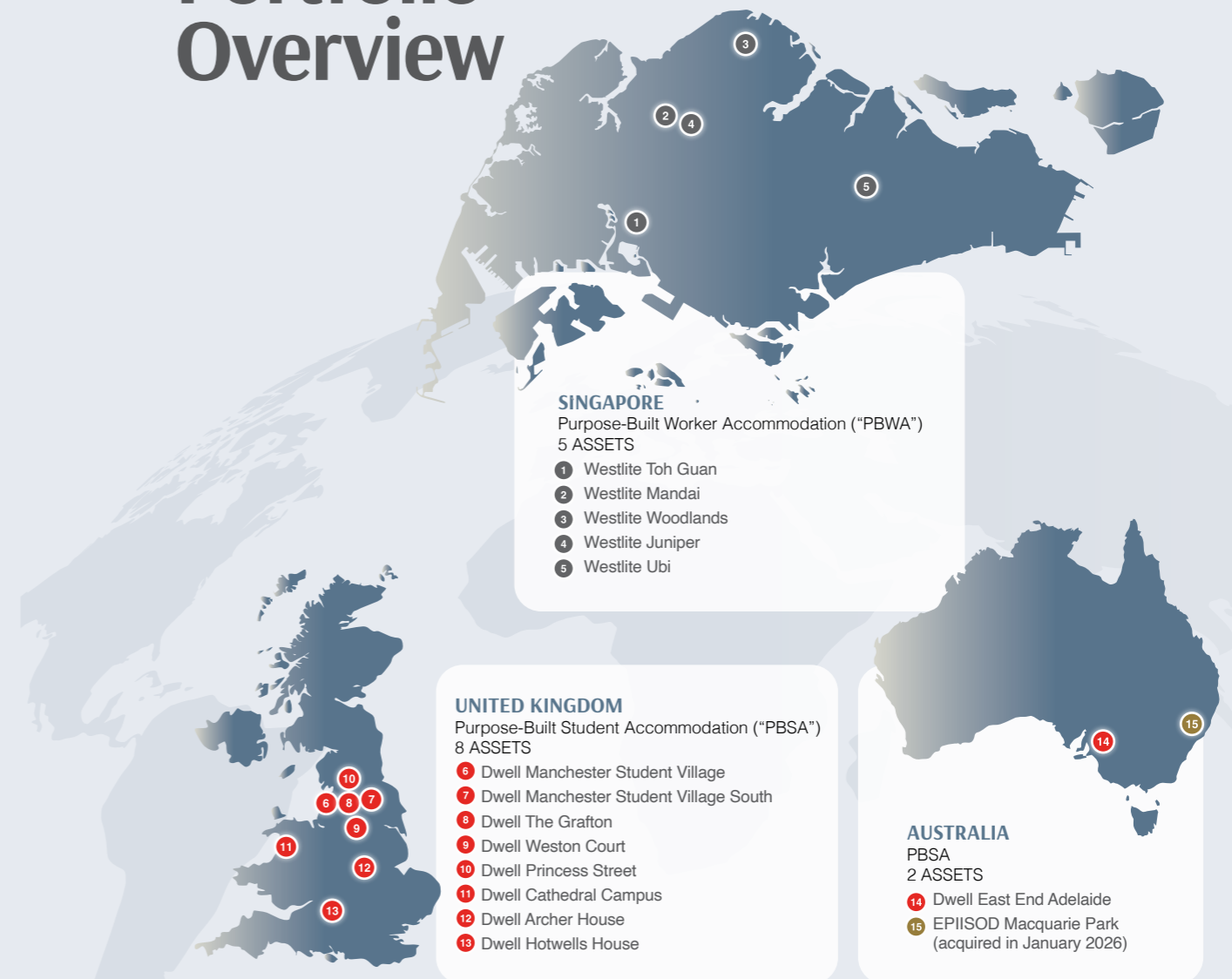
CAREIT’s presence in various markets acts as a catalyst for broader economic development. Through our operational footprint and demand for services and investments, we generate significant indirect economic impacts that benefit our communities and clients alike.

CAREIT’s portfolio serves as a critical enabler for other sectors. By providing quality housing, we support the construction and manufacturing industries in Singapore and the higher education sectors in the UK and Australia.

Our procurement decisions can have a multiplier effect on the local economy. By choosing to work with local contractors and service providers, we help sustain jobs and create business stability for small and medium-sized enterprises (“SMEs”). We will work towards identifying additional opportunities to localise spending and support diverse suppliers.

Furthermore, our property managers organise various social and community giving activities for the worker and student residents. Such activities not only improve the participants’ well-being and engagement, but also foster goodwill and strengthen CAREIT’s standing and social licence to operate.

Portfolio Overview



SINGAPORE
Purpose-Built Worker Accommodation (“PBWA”) 5 ASSETS

- 1 Westlite Toh Guan
- 2 Westlite Mandai
- 3 Westlite Woodlands
- 4 Westlite Juniper
- 5 Westlite Ubi

UNITED KINGDOM
Purpose-Built Student Accommodation (“PBSA”) 8 ASSETS

- 6 Dwell Manchester Student Village
- 7 Dwell Manchester Student Village South
- 8 Dwell The Grafton
- 9 Dwell Weston Court
- 10 Dwell Princess Street
- 11 Dwell Cathedral Campus
- 12 Dwell Archer House
- 13 Dwell Hotwells House

AUSTRALIA
PBSA 2 ASSETS

- 14 Dwell East End Adelaide
- 15 EPIISOD Macquarie Park (acquired in January 2026)

PBWA	PBSA
<p>PBWA refers to quality dormitories designed, developed, and managed for migrant workers in Singapore. Purpose-Built Dormitories (PBDs) are dormitories typically constructed with permanent reinforced-concrete, and comply with FEDA licensing requirements.</p> <div style="text-align: center;"> </div> <ul style="list-style-type: none"> » The Westlite brand represents reliable, quality worker accommodation serving multinational companies and corporates across diverse industries. » CAREIT’s PBWA assets in Singapore operate under the Westlite brand. 	<p>PBSA refers to quality student housing developed and managed specifically for students. Designed and built with students in mind, PBSA features comfortable living spaces, shared facilities and amenities, and a management model planned around student needs.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> </div> <div style="text-align: center;"> </div> </div> <ul style="list-style-type: none"> » The Dwell brand has grown its global presence, becoming a recognised name among student communities in urban centres. » CAREIT’s PBSA assets near leading universities in Australia and the United Kingdom are managed under the Dwell brand. » Building on the strength of the Dwell brand, EPIISOD was launched in July 2025 as a new PBSA brand offering an elevated, design-led, and experience-driven approach to student living. » CAREIT completed the acquisition of its inaugural EPIISOD residence, EPIISOD Macquarie Park in Sydney—strategically located within walking distance of Macquarie University—in January 2026.

Environmental Performance

Enhancing resource efficiency across the portfolio

CAREIT manages environmental performance through a stewardship-led approach focused on resource efficiency, regulatory compliance, and long-term asset resilience. Environmental outcomes are influenced primarily by how assets are designed, maintained, and enhanced over time, rather than through direct control over resident behaviour.

Environmental considerations are embedded into asset management, capital planning, and risk management processes, with oversight exercised by the Manager under the supervision of the Board. This ensures that environmental performance is addressed with the same discipline and accountability applied to financial and operational matters.

The Manager monitors key environmental indicators across its accommodation portfolio to support informed decision-making and transparent reporting. Monitoring is undertaken at the asset level where data is available and aggregated at the portfolio level to assess trends and performance.

Current focus areas include:

- + Energy consumption and Greenhouse Gas (GHG) emissions
- + Water consumption
- + Waste management practices

Performance against CAREIT’s adopted resource efficiency targets for electricity and water intensity, as described in the Material ESG Factors, Boundaries, and Targets section, is measured and disclosed through the environmental performance data presented below.

DATA COVERAGE AND REPORTING SCOPE

Portfolio coverage reflects the proportion of total gross floor area (“GFA”) or assets within the portfolio to which the indicator is applicable and for which reliable data is available, depending on the nature of the indicator.

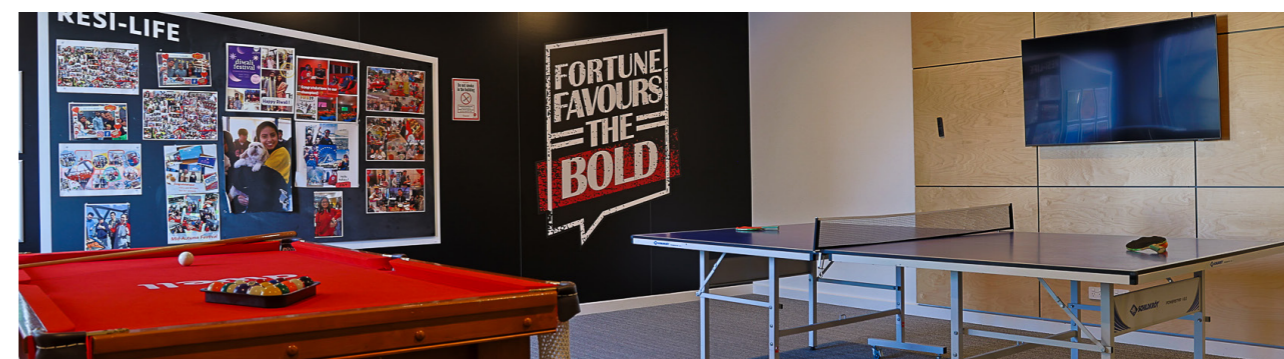
Indicator	Portfolio Coverage
Electricity Consumption	100% of portfolio GFA
Water Consumption	100% of portfolio GFA
Green Building Certifications and Energy Ratings	86% of assets where green building certification or energy rating regimes apply
Climate Risk Assessment	100% of assets



Living Space at Westlite Ubi (Singapore)



Kitchen at Westlite Ubi (Singapore)



Communal Area at Dwell East End Adelaide (Australia)

Energy, GHG Emissions and Water Consumption

REPORTING PERIOD AND COMPARABILITY BASIS

The environmental performance data in this section is presented for FY 2025 (1 January to 31 December) to support comparability and trend analysis for CAREIT’s initial portfolio. While CAREIT’s legal date of constitution is 12 August 2025, environmental data for the full year is presented as the assets and underlying operating characteristics remained unchanged, and data prior to CAREIT’s acquisition of the properties was managed under the Sponsor’s systems and controls. Where relevant, CAREIT provides explanatory notes to clarify the basis of reporting and ensure the disclosures are factual.

During FY 2025, CAREIT recorded total portfolio electricity consumption of 18,349 MWh and water consumption of 1,391,964 m³, forming the basis for monitoring progress against its resource efficiency targets.

BASELINE TARGET SETTING

As the underlying assets, operating characteristics and baseline data remain unchanged following the carve-out, CAREIT has adopted and continues to reference FY 2022 as the baseline year for its resource efficiency targets.

CAREIT monitors performance on a like-for-like basis using the baseline portfolio. Where the portfolio changes over time, newly acquired assets will be excluded from target calculations until sufficient baseline data is established, ensuring comparability and consistency in performance assessment.

CAREIT has adopted the electricity and water intensity reduction targets disclosed above and measures efficiency using resident usage intensity metrics. The table below summarises environmental performance across CAREIT’s portfolio for FY 2025 compared against the FY 2022 baseline.

Energy and Water	FY 2025	FY 2022	FY 2030 Targets	FY 2025 Performance
Total Electricity Consumption (MWh)	18,349	17,753		3.36% ▲
Resident Usage Intensity (MWh of electricity consumed per resident)*	0.85	0.96	15% Reduction in intensity per resident	11.46% ▼
Electricity Usage Intensity (MWh of electricity consumed per person)**	0.85	0.90		5.56% ▼
Total Water Consumption (m ³) [^]	1,391,964	1,344,309		3.54% ▲
Resident Usage Intensity (m ³ of water consumed per resident)*	64.82	72.71	8% Reduction in intensity per resident	10.85% ▼
Water Usage Intensity (m ³ of water consumed per person)**	64.28	70.04		8.22% ▼

* Resident refers to individuals who reside on the property as their primary living accommodation and account for most of the consumption.

** Person refers to operational personnel on-site and residents. This reflects the total population contributing to resource use across the property.

[^] Water consumption for certain properties in the UK is unmetered, and hence the water consumption data is estimated.

ENVIRONMENTAL PERFORMANCE SUMMARY

The table below summarises environmental performance across CAREIT’s portfolio. Data coverage is described in the preceding section.

Energy		FY 2025
Scope 1 Emissions (tCO ₂ e)		33,330
Scope 2 Emissions (tCO ₂ e)		6,158
Scope 1 and 2 Emissions Intensity (tCO ₂ e per person)**		1.55
Total Electricity Consumption (MWh)		18,349
Electricity Usage Intensity (MWh of electricity consumed per person)**		0.85
Water		
Total Water Consumption (m ³) [^]		1,391,964
Water Use Intensity (m ³ of water consumed per person)**		64.82

** Person refers to operational personnel on-site and residents. This reflects the total population contributing to resource use across the property.

[^] Water consumption for certain properties in the UK is unmetered, and hence the water consumption data is estimated.

Note: Emission factors used for the calculation of 2025 emissions are based on country-specific emissions factors. This includes the Singapore Emission Factors Registry (SEFR), The National Greenhouse Accounts Factor published by the Australian Government, and the UK Government GHG Conversion Factors for Company Reporting by the UK Department for Business, Energy and Industry Strategy.

Some fuel consumption data has been omitted and will be disclosed once the calculation methodology is clarified.

CAREIT’s portfolio was acquired from the Sponsor on 25 September 2025. FY 2025 figures presented reflect full-year performance of the same underlying assets for comparability and trend analysis. These disclosures are intended to provide a consistent view of asset-level environmental performance and do not represent legal ownership for the full financial year. Certain properties were not fully operational or did not have complete data coverage in earlier periods; accordingly, year-on-year comparisons may not be directly comparable for those assets.

APPROACH TO ENERGY AND CARBON MANAGEMENT

CAREIT recognises that energy consumption and greenhouse gas (“GHG”) emissions are key environmental performance drivers for accommodation assets and important considerations for long-term asset resilience and regulatory readiness. As an asset-owning real estate investment trust, CAREIT’s approach to carbon management is aligned with its stewardship role, focusing on improving the efficiency and performance of building systems and infrastructure under its oversight.

GHG emissions disclosures are prepared in alignment with the GHG Protocol Corporate Accounting and Reporting Standard and relevant GRI Standards, ensuring consistency, transparency, and comparability over time.

Reporting Boundary and Relationship with Sponsor Reporting

CAREIT adopts an operational control approach in defining reporting boundaries for energy consumption and GHG emissions. Emissions are reported for assets where CAREIT, through the Manager, has the authority to influence building operations, system configuration, and performance outcomes.

CAREIT’s initial portfolio was carved out from the Sponsor, and the underlying assets, operating characteristics, and energy consumption profiles remain substantially unchanged following listing. In line with common market practice among Singapore-listed real estate groups with listed REITs, emissions associated with CAREIT’s owned assets may be:

- + disclosed within CAREIT’s Sustainability Report; and
- + included within the Sponsor’s consolidated sustainability reporting boundary.

These represent separate disclosures by different reporting entities rather than double counting within a single emissions inventory. CAREIT provides clear boundary statements to ensure transparency and avoid misinterpretation.

Scope 1 & 2 Emissions – Direct Fuel Consumption and Purchased Electricity

CAREIT reports Scope 1 and Scope 2 greenhouse gas emissions in accordance with the GHG Protocol.

Scope 1 emissions comprise direct emissions from sources owned or controlled by CAREIT. For the portfolio, these primarily arise from stationary fuel combustion at accommodation assets, such as gas used for heating, cooking, or standby generators where applicable. CAREIT does not operate industrial processes that generate direct process emissions. Mobile fuel combustion and fugitive emissions, where relevant, are assessed within the reporting boundary and included where data is available and considered material.

Scope 2 emissions arise from purchased electricity consumed at CAREIT’s owned accommodation assets. CAREIT reports location-based Scope 2 emissions where it has operational control over electricity usage.

Energy consumption data is collected at the asset level and consolidated at the portfolio level based on available metered information within the reporting boundary. Emissions are calculated using appropriate fuel-specific and country- or grid-based emission factors sourced from publicly available national or internationally recognised datasets and applied consistently across the portfolio.

The Manager will continue to review and enhance the completeness, consistency and coverage of Scope 1 and Scope 2 data as metering arrangements, asset configurations and reporting processes mature.

Continuous Improvement

The Manager continues to strengthen its energy and emissions management practices through improved data coverage, engagement with property managers, and incorporation of efficiency considerations into asset enhancement and capital planning decisions. These measures support CAREIT’s broader objective of improving resource efficiency and managing climate-related risks over time.

Environmental Management Practices

The Manager supports environmental performance outcomes through a combination of asset design considerations, maintenance practices, and engagement with property managers and service providers. Key practices include:

- + Incorporating energy- and water-efficient features where feasible
- + Ongoing monitoring of consumption patterns
- + Timely maintenance and rectification of issues such as leaks or inefficient equipment
- + Engagement with property managers to support consistent environmental practices across assets
- + Evaluation and adoption of renewable energy solutions, where feasible

As resident behaviour influences resource consumption outcomes, the Manager’s approach emphasises infrastructure provision, operational oversight, and continuous improvement, rather than direct behavioural control.

Responsible water management supports operational efficiency, regulatory compliance, and long-term asset sustainability. The Manager’s approach focuses on infrastructure provision, preventative maintenance, and oversight of property managers to ensure reliable and efficient water systems across its assets.

Water consumption may vary due to occupancy levels, asset configuration, and climatic conditions. The Manager works with property managers to maintain appropriate fixtures, promptly address leaks, and monitor usage trends to identify improvement opportunities.

Waste management practices at CAREIT’s assets are implemented primarily by appointed property managers in accordance with local regulations and operational arrangements. The Manager exercises oversight through engagement with property managers and service providers to encourage consistent practices across the portfolio.

In Singapore, feasibility studies are ongoing to evaluate food-composting initiatives aimed at diverting food scraps from landfill for use in landscaping areas. These initiatives support circular resource use within the properties and complement the broader waste-management practices implemented by property managers.

Given variations in waste contractor arrangements and data availability across jurisdictions, portfolio-wide quantitative waste data is not currently disclosed. The Manager will continue to assess the feasibility of enhanced data collection and reporting over time.



Rooftop at EPIISOD Macquarie Park (Australia)

Resident Engagement

Resident behaviour influences energy and water consumption across CAREIT's accommodation assets. While the Manager does not directly control individual usage, it supports responsible consumption through engagement and awareness initiatives implemented in collaboration with appointed property managers.

These may include:

- + Communication of conservation practices to residents
- + Signage and guidance on efficient resource use
- + Timely response to maintenance issues such as leaks or inefficient equipment
- + Feedback on consumption trends where feasible

Through these measures, the Manager seeks to complement infrastructure and maintenance improvements with behavioural awareness, to achieve the resource efficiency targets and overall asset stewardship objectives.

Engagement outcomes and feedback are considered by the Manager as part of ongoing asset management oversight and performance reviews with appointed property managers.

Green Building Certifications and Energy Ratings

CAREIT recognises that green building certifications provide independent validation of environmental performance and support long-term asset resilience, regulatory readiness, and operational efficiency. Where appropriate, CAREIT pursues recognised certifications and ratings that are relevant to local markets, including energy performance and sustainability standards.

As at FY 2025, several assets within CAREIT's portfolio have obtained green building certifications or are subject to recognised environmental performance ratings under relevant local frameworks, including Excellence in Design for Greater Efficiencies ("EDGE") certification, Green Mark Super Low Energy ("SLE") certification and Energy Performance Certificates ("EPC"), where applicable.

In Singapore, Westlite Ubi, Westlite Toh Guan and Westlite Mandai have obtained the Green Mark Super Low Energy Certification issued by the Singapore Building and Construction Authority ("BCA"). The Green Mark SLE certification recognises buildings that demonstrate best-in-class energy performance, typically achieving at least 40% energy savings compared with prevailing building code requirements, supported by measures such as high-efficiency building systems, intelligent energy management strategies and the use of renewable energy sources.

The SLE programme represents an advanced tier within Singapore's Green Mark framework and recognises buildings that are on the pathway towards net zero energy performance or beyond.

Westlite Woodlands received EDGE Advanced certification (administered by GBCI under the EDGE system developed by IFC, World Bank Group), recognising excellence in design for greater efficiencies. EDGE certification recognises buildings that achieve improvements in energy efficiency, water consumption and embodied energy in materials compared with a standard local baseline. EDGE Advanced represents a higher performance tier within the EDGE certification framework, awarded to projects that demonstrate at least 40% predicted energy savings, in addition to at least 20% savings in water use and embodied energy in materials. This recognition reflects the asset's stronger resource efficiency performance relative to the baseline requirements for EDGE Certified buildings.

In addition, Westlite Toh Guan obtained EDGE certification in January 2026, further demonstrating continued efforts to improve environmental performance across the portfolio.

As at FY 2025, the portfolio includes the following certified assets:

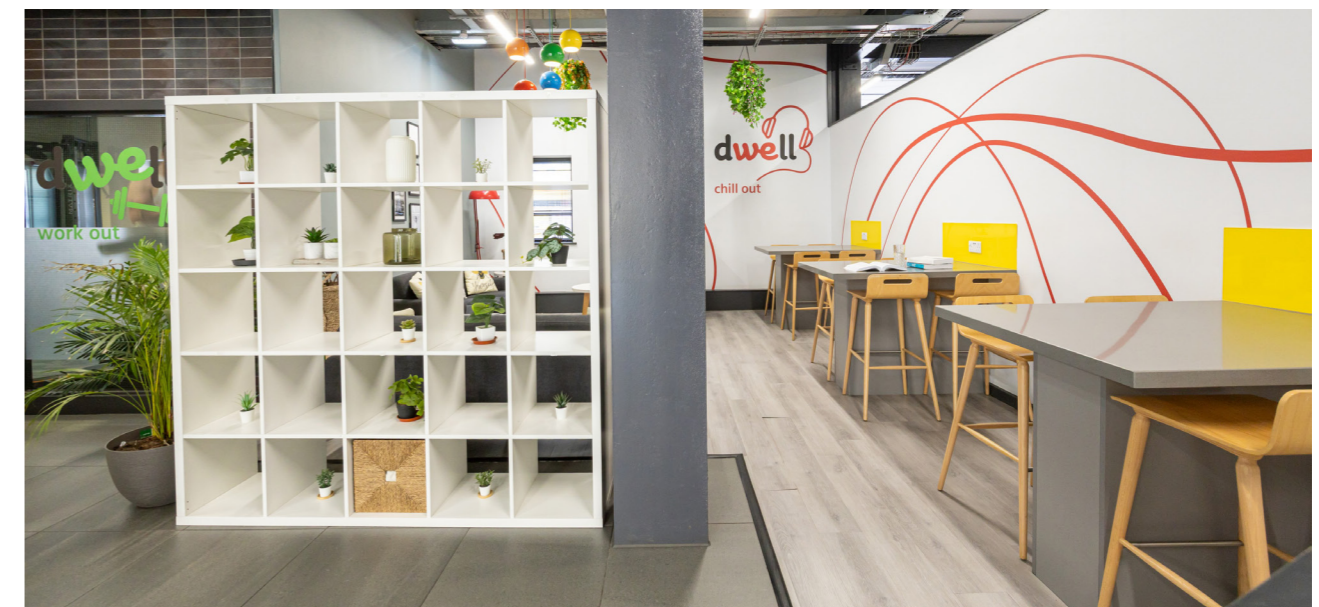
Green Building Certifications	
EDGE Advanced Certification	Green Mark SLE Certification
Westlite Toh Guan Westlite Woodlands	Westlite Ubi Westlite Mandai Westlite Toh Guan

In line with the Energy Performance Certificate (EPC) requirements in the UK, all of CAREIT's PBSA properties in the UK currently meet the EPC rating requirement for 2025 and 2026.

CAREIT will continue to assess opportunities to enhance asset performance through certification upgrades and improved energy and water efficiency measures, taking into account asset age, feasibility and cost-effectiveness.

Looking Ahead

CAREIT will continue to strengthen environmental data coverage, reporting consistency, and performance monitoring through the Manager as the portfolio evolves. Insights from environmental performance will inform asset management decisions, capital planning, and stewardship priorities, supporting resilient and efficient accommodation assets and sustainable long-term value for unitholders.



Communal Areas at Dwell Manchester Student Village (United Kingdom)

Climate Strategy

Prudently managing climate risks and opportunities

CAREIT recognises that climate change presents both risks and long-term strategic considerations for its portfolio. Climate considerations are integrated into the Manager's governance, risk management, and asset stewardship approach. The Manager assesses climate-related risks across short-term (to 2030), medium-term (to 2040), and long-term (to 2050) horizons.

The Manager's climate strategy is aligned with the broader Centurion group's climate analysis, recognising that CAREIT's portfolio was carved out from the Sponsor and that the underlying assets, operating characteristics, and climate exposures remain unchanged.

The climate strategy focuses on three key pillars:

1. Climate Risk Management

Identifying, assessing, and managing physical and transition climate-related risks that may affect asset performance, operating costs, regulatory compliance, and long-term value.

2. Asset Resilience and Efficiency

Enhancing the resilience and efficiency of CAREIT's assets through energy and water efficiency measures, asset upgrades where appropriate, and ongoing monitoring of environmental performance.

3. Governance and Transparency

Ensuring appropriate Board and management oversight of climate-related matters, supported by transparent disclosures aligned with SGX requirements, Monetary Authority of Singapore ("MAS") Guidelines, GRI Standards, and TCFD recommendations.

The Manager adopts a measured and governance-led approach to climate commitments, focusing on building robust data foundations and decision-useful disclosures rather than premature commitments.

Stewardship Implications for Asset Management

The Manager's identification of climate-related physical and transition risks informs its approach to asset stewardship, capital planning, and engagement with appointed property managers. Climate risk considerations are incorporated into decisions relating to asset maintenance, enhancement planning, and resource efficiency initiatives, with the objective of preserving asset value and operational resilience over the short-, medium-, and long-term.

Where physical climate risks are assessed as higher over the medium- to long-term, the Manager considers appropriate adaptation and resilience measures as part of asset planning and capital expenditure reviews. Transition risks, including evolving regulatory requirements and market expectations, are considered in the prioritisation of energy efficiency initiatives and the adoption of resource efficiency targets.

Climate-related opportunities, such as improvements in energy and water efficiency, support operational cost management and asset attractiveness, are progressed through ongoing engagement with property managers and monitoring of performance against established targets.

These stewardship actions are overseen through the Manager's governance and risk management framework to ensure alignment with the REIT's long-term strategy and risk appetite.

Climate-Related Risks and Opportunities

SCENARIO ANALYSIS

The Manager's assessment of climate-related risks and opportunities is informed by the scenario analysis conducted at the Sponsor level, which CAREIT has adopted as the assets were previously held within the Sponsor's portfolio. The sponsor-level scenario analysis is based on the Intergovernmental Panel on Climate Change ("IPCC") Sixth Assessment Report and considers two divergent climate pathways: (i) an optimistic Paris-aligned transition scenario consistent with a 2°C warming outcome, and (ii) a pessimistic business-as-usual scenario consistent with a higher warming outcome of approximately 3.0°C.

The scenario analysis considers a range of plausible climate futures, including:

- + **Physical risks** such as rising temperatures, extreme weather events, and changes in precipitation patterns; and
- + **Transition risks** such as policy, regulatory, market, and technological changes associated with the transition to a lower-carbon economy.

The analysis assesses potential impacts on CAREIT's assets across short-term (by 2030), medium-term (by 2040), and long-term (by 2050) time horizons, focusing on implications for asset performance, operating costs, capital expenditure, and valuation.

The Manager has reviewed the adopted scenario analysis and confirmed that it remains applicable to CAREIT's current portfolio, subject to ongoing review as climate science, regulatory expectations, and portfolio composition evolve.

The Manager uses the outputs of its climate scenario analysis to inform asset management priorities and capital planning decisions. Key insights and corresponding management actions are summarised below.

CLIMATE-RELATED RISKS

Key climate-related risks considered include:

- + Increased cooling demand and energy costs due to rising temperatures
- + Physical damage or operational disruption from extreme weather events
- + Regulatory and policy changes affecting building standards and energy performance
- + Market expectations relating to asset sustainability and resilience

These risks are integrated into the Manager's enterprise risk management framework and overseen by the Board and ARC.

CLIMATE-RELATED OPPORTUNITIES

CAREIT also recognises potential opportunities associated with climate change, including:

- + Improved asset efficiency and operating cost management
- + Enhanced asset resilience and long-term attractiveness to residents and investors
- + Alignment with evolving regulatory and market expectations
- + Growing availability of cost-effective onsite and offsite renewable energy options

Climate-related opportunities are considered as part of the Manager's asset stewardship and capital planning processes.

Scenario Insight	Potential Portfolio Impact	Management Action
Rising temperatures increase cooling demand	Higher electricity uses and operating costs	Prioritise energy efficiency improvements within asset enhancement planning and monitoring of electricity intensity
Water stress risk	Supply constraints and higher utility costs	Strengthen leak detection and water efficiency initiatives
Tightening building standards and regulation	Additional retrofit or compliance capex	Plan certification upgrades and enhancement work
Energy price volatility	Cost pressure on net property income	Monitor resource efficiency performance against established targets and operational improvements

Category	Risk / Opportunity	Description	Time Horizon	CAREIT Stewardship / Management Response
Physical Risk (Acute)	Extreme rainfall and flooding	Increased frequency and intensity of heavy rainfall events may lead to flooding at certain accommodation assets, resulting in physical damage, operational disruption, increased maintenance costs, and potential insurance implications	Short / Medium	Incorporate flood resilience and maintenance planning into asset management reviews; monitor property-level exposure
Physical Risk (Acute)	Extreme weather events	More frequent storms and heatwaves may disrupt operations and damage building infrastructure	Short / Medium	Preventive maintenance and contingency planning with property managers
Physical Risk (Chronic)	Rising temperatures	Sustained increases in temperatures may increase cooling demand, electricity consumption, and operating costs	Medium / Long	Prioritise energy efficiency initiatives and track electricity intensity reduction targets
Physical Risk (Chronic)	Water stress	Changes in rainfall and supply availability may increase exposure to higher water costs and restrictions	Medium / Long	Monitor water intensity and implement leak detection and efficiency upgrades
Transition Risk (Policy & Regulation)	Climate-related regulation	More stringent building standards or disclosure requirements may increase compliance costs	Medium	Plan certification upgrades and incorporate compliance into capex planning
Transition Risk (Market)	Energy price volatility	Rising electricity prices may increase operating costs and impact net property income	Short / Medium	Resource efficiency targets and operational optimisation
Transition Risk (Technology)	Building performance expectations	Higher efficiency standards may require retrofits or upgrades	Medium	Progressive enhancement works and equipment upgrades
Transition Risk (Reputation)	Investor expectations	Higher expectations on transparency and sustainability may affect access to capital	Short / Medium	Enhanced disclosures aligned with latest reporting requirements and standards
Opportunity	Energy efficiency improvements	Reduced energy consumption lowers operating costs and emissions	Medium / Long	Implement system optimisation and monitor KPIs
Opportunity	Climate-resilient asset management	Improved resilience reduces long-term risk exposure	Medium / Long	Integrate climate considerations into maintenance and asset planning
Opportunity	Sustainable financing	Strong ESG governance may improve financing terms. Comprehensive climate-risk plans provide assurance to investors	Short / Medium	Maintain credible reporting and governance practices
Opportunity	Portfolio resilience and valuation	Proactive management supports asset attractiveness and value stability	Medium / Long	Ongoing stewardship and efficiency initiatives
Opportunity	Diversify energy sources	Growing availability of onsite and offsite renewable energy	Short / Medium	Explore availability and cost-effectiveness of renewable energy options in key markets, e.g. solar power purchase agreements ("PPAs")



Dwell East End Adelaide (Australia)

Social Stewardship

Promoting safe and supportive living environments

Health and Safety

As a listed real estate investment trust focused on specialised accommodation assets, CAREIT recognises that long-term value preservation is closely linked to the quality, safety and social environment of its properties.

The Manager’s approach to social stewardship centres on maintaining safe and compliant assets, overseeing appointed property managers to ensure appropriate operational standards, and integrating resident welfare considerations into asset management and risk oversight processes.

Day-to-day operations are carried out by appointed property managers. The Manager maintains governance oversight to support the effective management of safety, compliance and resident-related risks.

ASSET SAFETY AND REGULATORY COMPLIANCE

CAREIT’s accommodation assets are subject to applicable building, fire safety and occupancy regulations in the jurisdictions in which they operate. The Manager works with appointed property managers to support compliance with relevant regulatory requirements and to ensure that safety-critical building systems are appropriately maintained.

Key areas of focus include:

- + Fire safety systems and emergency exits
- + Building structural integrity and maintenance
- + Safety features within common areas and residential units
- + Compliance with local health and safety regulations applicable to residential accommodation
- + Emergency preparedness measures implemented by property managers, including fire evacuation processes and drills where required by local regulations

The Manager’s oversight emphasises preventive maintenance and regulatory compliance to help reduce safety risks and support resident well-being.

Operational Oversight and Incident Management

Day-to-day resident health and safety practices are implemented by appointed property managers, who are responsible for operational controls such as inspections, maintenance activities, incident response and engagement with residents.

The Manager exercises oversight by defining roles and responsibilities within property management arrangements, monitoring compliance with contractual obligations and regulatory requirements, and engaging with property managers on safety-related matters where relevant.

Property managers are expected to maintain appropriate procedures for managing safety-related incidents affecting residents, including response protocols and escalation procedures where necessary. Significant incidents with potential implications for asset condition, regulatory compliance or reputational risk are escalated through established governance channels involving the Manager and, where appropriate, the Board.

The Manager relies on governance oversight and reporting mechanisms from property managers to monitor and address material safety-related issues in a timely manner.

No material safety incidents or regulatory issues were recorded during CAREIT’s initial operational period from September to December 2025.

Safety performance indicators are summarised below:

Oversight of resident health and safety risks is integrated into the Manager’s broader risk management and governance framework. The Manager and Board are responsible for ensuring that appropriate controls

Metric	FY 2025
Reportable safety incidents	0
Material regulatory fines related to safety	0

and monitoring mechanisms are in place, with safety considerations incorporated into asset management, maintenance planning and regulatory compliance processes.

OCCUPATIONAL HEALTH AND SAFETY

CAREIT recognises that maintaining safe and secure accommodation environments is fundamental to operational resilience and resident well-being. As an asset-owning REIT operating across multiple jurisdictions, the Manager establishes expectations for health and safety management across its portfolio, while operational implementation is carried out by appointed property managers in accordance with applicable Workplace Health and Safety (“WHS”) policies and local regulatory requirements.

Property managers implement health and safety practices at country and property levels in line with the applicable legal and regulatory frameworks in each market which CAREIT operates. These practices include safety induction processes, refresher training programmes and risk management procedures designed to uphold safe operating environments across the portfolio.

CAREIT’s accommodation assets operate within the applicable regulatory requirements in their respective markets:

- + In Singapore, worker accommodation operations comply with the Foreign Employee Dormitories Act (“FEDA”) and Responsible Business Alliance (“RBA”) standards.
- + In the United Kingdom, student accommodation properties operate in accordance with the ANUK Code of Standards.
- + In Australia, Workplace Health and Safety risk registers have been documented to support systematic identification and management of safety risks, complemented by mandatory WHS training programmes.

There were no significant workplace accidents or incidents of material non-compliance recorded during the reporting year. The Manager maintains oversight of health and safety standards through periodic monitoring and reporting processes across its portfolio.



Consular Outreach Camp for Migrant Workers with the High Commission of India in Singapore



CPR Training for Westlite Residents

CUSTOMER HEALTH AND SAFETY

CAREIT’s commitment to safety extends to residents across its accommodation assets. Maintaining safe and secure living environments supports resident well-being and contributes to the long-term sustainability of the portfolio.

The Manager establishes expectations for resident safety and emergency preparedness across the portfolio, with reporting channels maintained by property managers to facilitate the timely escalation of safety-related observations or incidents. These practices are reviewed periodically to ensure continued alignment with CAREIT’s safety expectations and regulatory requirements.

There were no incidents of material non-compliance relating to customer health and safety recorded during the reporting year.

Delivering a Thoughtful Resident Experience

At the heart of CAREIT's approach is the recognition that accommodation should support more than just physical needs. Residents' experiences are shaped not only by comfort and safety, but also by emotional well-being, social connection and a sense of belonging. Creating supportive living environments contributes to individual well-being, stronger communities, and the long-term sustainability of CAREIT's portfolio.

CAREIT, through the Manager, establishes the strategic direction and expectations for resident engagement and well-being initiatives across its portfolio. This includes setting the tone for community-building programmes and defining quality standards for resident experiences, in line with CAREIT's role as a responsible accommodation provider. These expectations are communicated to and implemented by appointed property managers, who deliver resident engagement activities in accordance with CAREIT's framework.

Across its operating markets, resident engagement initiatives are carried out by appointed property managers in line with CAREIT's framework. These initiatives focus on promoting well-being, fostering social interaction and supporting day-to-day living experiences within CAREIT's accommodation assets.

PURPOSE-BUILT WORKER ACCOMMODATION ("PBWA")

For PBWA assets, initiatives are designed to support worker physical and mental well-being, promote social interaction and practical skill-building. Key areas of focus include:

- + **Training and education**
CPR training, computer literacy lessons and musculoskeletal ("MSK") workshops equip residents with practical knowledge on health, safety and daily living, supporting safer work practices and improved physical well-being.
- + **Community and cultural engagement**
Festive celebrations such as Deepavali, Hari Raya, Chinese New Year and Christmas provide opportunities for residents to maintain cultural ties and strengthen social connections.
- + **Excursions and community integration**
Off-site activities and community-based programmes enable residents to engage with the wider community and access recreational experiences beyond the dormitory environment.
- + **Sports and recreational activities**
Inter-dormitory competitions and recreational activities promote active lifestyles and strengthen camaraderie among residents.



Resident well-being activity, Alpaca visit at Dwell Cathedral Campus (United Kingdom)

PURPOSE-BUILT STUDENT ACCOMMODATION ("PBSA")

For PBSA assets, initiatives are designed to facilitate peer connections, support access to services and foster a sense of belonging within the local community. Key areas of focus include:

- + **Well-being and lifestyle experiences**
Initiatives such as "Meet the Wild" and the Alpaca Visit provide students with opportunities to unwind from academic pressures through interaction with animals, supporting mental well-being while fostering a sense of community and shared experiences.
- + **Community building and social engagement**
Social events such as the "Dwell Halloween Party" promote a sense of community through themed activities and peer interaction, encouraging meaningful social connections and cross-cultural engagement among residents.



Halloween Party at Dwell East End Adelaide (Australia)

SUPPORTING RESIDENT WELL-BEING AND COMMUNITY INITIATIVES

CAREIT supports initiatives that contribute to the well-being of residents and the communities in which its assets operate, through its role as an asset owner and in collaboration with the Manager, property managers, and community partners.

During International Migrants' Day ("IMD"), activities were organised across selected properties to promote social connection, well-being, and community engagement among residents. CAREIT supported these initiatives at the asset level, including facilitating partnerships and enabling the mobilisation of sponsorships from external organisations. These contributions supported the delivery of programmes and activities for residents, reinforcing a sense of inclusion and community within the living environment.

Beyond resident-focused initiatives, CAREIT also supports broader community efforts through targeted contributions. During the year, CAREIT contributed to the "10,000 Lights" initiative, which provides support to underprivileged children. The initiative aims to create positive social impact by supporting access to essential resources and opportunities for beneficiaries.

Through these efforts, CAREIT contributes to meaningful social outcomes in a manner aligned with its role as an asset owner, while supporting the delivery of initiatives that enhance resident experience and community well-being.



Canal clean-up initiative by Westlite Toh Guan with Bukit Batok Residents Committee (Singapore)



Dwell East End Adelaide Residents at a Boat Tour (Australia)

Responsible Business Practices

Upholding responsible and ethical business conduct

Human Capital

APPROACH AND SCOPE

CAREIT recognises that effective human capital management underpins strong governance, risk management and long-term performance. As an asset-owning real estate investment trust, CAREIT does not directly employ staff, including site-based operational personnel. Human capital matters are therefore managed by the Manager, which acts on behalf of CAREIT in overseeing strategy execution, asset management, regulatory compliance and stakeholder engagement.

Human capital practices at the Manager level reflect CAREIT's operating model and governance structure. Workforce matters relating to property operations and on-site activities are managed by appointed property managers and service providers and are outside CAREIT's direct employment boundary.

Where relevant, workforce-related disclosures in this report refer to employees of the Manager responsible for managing CAREIT's operations.

Fair Employment and Workplace Practices

Through the Manager, CAREIT supports fair and responsible employment practices, including equal opportunity, non-discrimination and respect for employees. The Manager complies with applicable labour laws and regulations in the jurisdictions in which it operates and maintains policies and procedures to support a fair and inclusive workplace.

Employees have access to appropriate channels to raise concerns or grievances in a confidential manner, supporting a culture of accountability and ethical conduct. These practices reflect CAREIT's expectation that human capital is managed responsibly within its governance framework.



Alliance of Guest Workers Outreach Health Screening at Westlite Ubi (Singapore)

During the reporting period, there were no reported incidents of discrimination involving employees of the Manager responsible for managing CAREIT.

CAREIT, through the Manager, supports the principles of fair treatment, non-discrimination and respect for individuals, which are aligned with internationally recognised human rights standards. These principles are reflected in workplace practices and are extended, where relevant, through expectations placed on property managers and service providers.

Workforce Governance and Capability

The Manager is responsible for ensuring that it maintains appropriate organisational capability, competencies, and governance arrangements to support CAREIT's business objectives and regulatory obligations. Key areas of focus include:

- + Clear roles and responsibilities aligned with CAREIT's investment and asset management strategy

- + Professional competence and experience relevant to real estate, finance, risk management, and compliance
- + Ongoing development of skills and knowledge to support evolving regulatory and market expectations

CAREIT relies on the Manager's governance framework to ensure that human capital considerations are integrated into decision-making and operational oversight.

WORKFORCE OVERVIEW

The Manager maintains a lean and professional team with expertise across real estate investment, asset management, finance, risk management, and compliance. Workforce stability and continuity are considered important to support effective asset stewardship and regulatory compliance.

Key workforce metrics monitored include headcount, employee turnover, and new hires, recognising their relevance to organisational capability and operational resilience.

Workforce Metrics

Workforce Metric	FY 2025
Total headcount (end of year)	9
New hires during the year	0
Employee turnover during the year	0

Metric	FY 2025
Female	67%
Male	33%

Workforce data disclosed in this section relates solely to the Manager. CAREIT does not directly employ staff.

WORKFORCE CAPABILITY AND TRAINING

CAREIT supports ongoing professional development and governance competency at the Manager level to ensure that staff are equipped to fulfil their fiduciary and oversight responsibilities.

Metric	FY 2025
Average training hours per employee	4.8 hours



Westlite Mandai Team at Westlite Cricket Tournament 2025 (Singapore)



Westlite Woodlands Team at Yishun Home Improvement Initiative (Singapore)

Ethics, Compliance & Digital Trust

ETHICS AND COMPLIANCE

CAREIT is committed to maintaining high standards of ethical conduct and regulatory compliance to safeguard unitholder interests and uphold market confidence. Oversight of ethics and compliance matters is exercised through the Manager, which is responsible for implementing appropriate policies, controls, and procedures in accordance with applicable laws, regulations, and listing requirements.

The Board of the Manager provides oversight of ethics and compliance matters as part of CAREIT's broader governance framework.

CAREIT is committed to complying with all applicable laws and regulations across the jurisdictions in which it operates. The Manager maintains policies, internal controls, and monitoring processes to support regulatory compliance, including environmental, health and safety, and data protection requirements. During the reporting period, there were no material fines or sanctions for non-compliance with environmental or other relevant laws and regulations.

Data Protection and Cybersecurity

CAREIT recognises the importance of data protection and cybersecurity in supporting business continuity, regulatory compliance, and stakeholder trust. Information systems and data management are operated by the Manager and appointed service providers, with CAREIT exercising oversight through governance arrangements rather than direct operational control.

While data protection and cybersecurity have not been identified as material ESG topics for CAREIT at this stage, CAREIT provides qualitative disclosures in this area to reflect its commitment to responsible business practices and sound governance.

CAREIT's approach to digital trust focuses on:

- + Oversight of data protection and cybersecurity controls implemented by the Manager
- + Compliance with applicable data protection laws and regulatory requirements
- + Monitoring of cybersecurity risks as part of the broader risk management framework

Disclosures under this topic are qualitative in nature and reflect CAREIT's governance and oversight role.

Anti-Bribery and Corruption

Bribery and corruption risks are assessed as part of CAREIT's overall risk management framework. The Manager adopts a zero-tolerance approach towards all forms of bribery and corruption.

CAREIT adopts the anti-corruption policies and standards of its Sponsor, Centurion Corporation Limited ("Centurion"), where applicable. Centurion maintains a formal Anti-Corruption Policy which prohibits all forms of corrupt practices, including kickbacks, bribes, political contributions, and the solicitation or acceptance of gifts, commissions or other benefits in cash or in kind above a nominal value threshold. Employees are required to comply with applicable anti-bribery and anti-corruption laws and regulations in the jurisdictions where the Group operates.

The Anti-Corruption Policy provides guidance on the offering and acceptance of business courtesies and sets out requirements for declarations, conflict of interest management, whistleblowing channels and disciplinary actions in the event of violations.

The policy applies to all employees and is communicated during onboarding and through internal communications. It is publicly available on the Sponsor's corporate website.

Employees of the Manager are required to undergo anti-bribery and corruption training as part of their induction process and periodic compliance refreshers. In FY 2025, 78% of total employees completed anti-bribery training conducted by the Sponsor's internal compliance team.

During FY 2025:

- + There were no confirmed incidents of bribery or corruption
- + No political contributions were made
- + No contracts were terminated due to corruption-related violations

The Board of the Manager is kept informed of material compliance matters. Policies are reviewed periodically to ensure continued relevance and effectiveness in mitigating corruption risks.



Communal Area at Dwell Archer House (United Kingdom)

Indices & References

TCFD INDEX

TCFD Recommended Disclosure	Disclosure Location
Governance	a) Describe the board's oversight of climate-related risks and opportunities. Our Approach to Sustainability - Governance Structure, Pg. 6-7
	b) Describe management's role in assessing and managing climate-related risks and opportunities. Our Approach to Sustainability - Governance Structure, Pg. 6-7
Strategy	a) Describe the climate-related risks and opportunities the organisation has identified over the short, medium, and long term. Environmental Performance - Climate-Related Risks and Opportunities, Pg. 21-22
	b) Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning. Environmental Performance - Climate-Related Risks and Opportunities, Pg. 21-22
	c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario. Environmental Performance - Scenario Analysis, Pg. 21-22
Risk Management	a) Describe the organisation's processes for identifying and assessing climate-related risks. Environmental Performance - Scenario Analysis, Pg. 10, Pg. 21-22
	b) Describe the organisation's processes for managing climate-related risks. Our Approach to Sustainability - Risk Management, Pg. 10, Pg. 21-22
	c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management. Our Approach to Sustainability - Risk Management, Pg. 10, Pg. 21-22
Metrics and Targets	a) Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process. Environmental Performance - Energy and GHG Emissions, Pg. 14-19
	b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks. Environmental Performance - Energy and GHG Emissions, Pg. 14-19
	c) Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets. Environmental Performance - Climate-Related Risks and Opportunities, Pg. 14-19

GRI CONTENT INDEX



For the Content Index – Essentials Service, GRI Services reviewed that the GRI content index has been presented in a way consistent with the requirements for reporting in accordance with the GRI Standards, and that the information in the index is clearly presented and accessible to the stakeholders.

Statement of use Centurion Accommodation REIT ("CAREIT") has reported with reference to the GRI Standards for the period 1 January 2025 to 31 December 2025.

GRI 1 used GRI 1: Foundation 2021

GRI Standard/ Other Source	Disclosure	Location	Omission			Mapped to SDGs	Externally Assured (Y/N)
			Requirement(s) Omitted	Reason	Explanation		
General disclosures							
GRI 2: General Disclosures 2021	2-1	Organizational details	1-2				N
	2-2	Entities included in the organization's sustainability reporting	2-3				N
	2-3	Reporting period, frequency and contact point	2-3				N
	2-4	Restatements of information	2				N
	2-5	External assurance	3				N
	2-6	Activities, value chain and other business relationships	2				N
	2-7	Employees	28-29				N
	2-8	Workers who are not employees	28-29				N
	2-9	Governance structure and composition	6-7				N
	2-10	Nomination and selection of the highest governance body	AR - Corporate Governance, Board Matters				N
	2-11	Chair of the highest governance body	AR - Corporate Governance, Board Matters				N
	2-12	Role of the highest governance body in overseeing the management of impacts	6-7				N
	2-13	Delegation of responsibility for managing impacts	6-7				N
	2-14	Role of the highest governance body in sustainability reporting	6-7				N
	2-15	Conflicts of interest	AR – Corporate Governance, Additional Information				N
	2-16	Communication of critical concerns	8				N
	2-17	Collective knowledge of the highest governance body	AR - Corporate Governance, Board Matters				N
	2-18	Evaluation of the performance of the highest governance body	AR - Corporate Governance, Board Matters				N

GRI Standard/ Other Source	Disclosure	Location	Omission			Mapped to SDGs	Externally Assured (Y/N)
			Requirement(s) Omitted	Reason	Explanation		
General disclosures							
GRI 2: General Disclosures 2021	2-19	Remuneration policies	AR - Corporate Governance, Remuneration Matters				N
	2-20	Process to determine remuneration	AR - Corporate Governance, Remuneration Matters				N
	2-21	Annual total compensation ratio		a,b,c	Not applicable	This disclosure is not applicable to CAREIT, as the REIT does not directly employ staff.	N
	2-22	Statement on sustainable development strategy	4				N
	2-23	Policy commitments	AR – Corporate Governance				N
	2-24	Embedding policy commitments	5				N
	2-25	Processes to remediate negative impacts	AR – Corporate Governance				N
	2-26	Mechanisms for seeking advice and raising concerns	AR – Corporate Governance				N
	2-27	Compliance with laws and regulations	AR – Corporate Governance				N
	2-28	Membership associations	CAREIT is a member of SGListCos, and REIT Association of Singapore (“REITAS”).				N
GRI 3: Material Topics 2021	2-29	Approach to stakeholder engagement	8				N
	2-30	Collective bargaining agreements		a,b	Not applicable	This disclosure is not applicable to CAREIT, employment arrangements, where applicable, are managed by the Manager and relevant operating entities. All employees within the scope of this report are not covered by collective bargaining agreements.	N
GRI 3: Material Topics 2021	3-1	Process to determine material topics	9				N
	3-2	List of material topics	9				N
Economic						5,8,9,11,13,16	N
GRI 3: Material Topics 2021	3-3	Management of material topics	12				N


GRI Standard/ Other Source	Disclosure	Location	Omission			Mapped to SDGs	Externally Assured (Y/N)	
			Requirement(s) Omitted	Reason	Explanation			
Economic						5,8,9,11,13,16	N	
GRI 201: Economic Performance 2016	201-1	Direct economic value generated and distributed	12			8, 9	N	
	201-2	Financial implications and other risks and opportunities due to climate change	21-22			13	N	
GRI 203: Indirect Economic Impacts 2016	203-2	Significant indirect economic impacts	12, AR – Financial Review			8, 11	N	
	Environmental						3, 6, 7, 8, 11, 12, 13, 14, 15	N
GRI 3: Material Topics 2021	3-3	Management of material topics	14-22				N	
	GRI 302: Energy 2016	302-1	Energy consumption within the organization	14-22			7, 8, 12, 13	N
302-3		Energy intensity	14-22			7, 8, 12, 13	N	
302-4		Reduction of energy consumption	14-22			7, 8, 12, 13	N	
GRI 303: Water and Effluents 2018	303-3	Water withdrawal		b	Not applicable	Requirement (b) is not applicable for FY 2025, as CAREIT has not identified water withdrawals from sources located in areas classified as having high baseline water stress within its reporting boundary. Water supplied to CAREIT’s properties is primarily sourced from municipal systems in the jurisdictions where CAREIT operates.	6	N
	303-5	Water consumption		b	Not applicable	Requirement (b) is not applicable for FY 2025, as CAREIT has not identified water consumption in areas classified as having high baseline water stress within its reporting boundary. CAREIT will periodically review geographic water stress screening as portfolio coverage and methodologies evolve.	6	N
GRI 305: Emissions 2016	305-1	Direct (Scope 1) GHG emissions	14-22			3, 12, 13, 14, 15	N	
	305-2	Energy indirect (Scope 2) GHG emissions	14-22			3, 12, 13, 14, 15	N	

GRI Standard/ Other Source	Disclosure	Location	Omission			Mapped to SDGs	Externally Assured (Y/N)	
			Requirement(s) Omitted	Reason	Explanation			
Environmental						3,6,7,8,11, 12,13,14,15	N	
GRI 305: Emissions 2016	305-3	Other indirect (Scope 3) GHG emissions	a,b,c d,e,f,g	Information unavailable / incomplete	CAREIT is in the process of establishing a Scope 3 greenhouse gas inventory framework, including boundary definition, data collection processes and prioritisation of relevant categories. A screening exercise will be conducted to identify material Scope 3 categories for the REIT's asset-owning model, with progressive expansion of reporting coverage as data readiness and methodological consistency improve.	3, 12, 13, 14, 15	N	
	305-4	GHG emissions intensity				13, 14, 15	N	
	305-5	Reduction of GHG emissions				13, 14, 15	N	
	305-6	Emissions of ozone-depleting substances (ODS)		a,b,c,d	Not applicable		12	N
	305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions		a,b,c,d	Not applicable		12, 14, 15	N
	Social						3,4,5,8,10, 15,16,17	N
	GRI 3: Material Topics 2021	3-3	Management of material topics					N
GRI 401: Employment 2016	401-1	New employee hires and employee turnover				5, 8, 10	N	
	403-1	Occupational health and safety management system				8	N	
GRI 403: Occupational Health and Safety 2018	403-2	Hazard identification, risk assessment, and incident investigation				8	N	
	403-5	Worker training on occupational health and safety				8	N	
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships				8	N	
	403-9	Work-related injuries				3, 8, 16	N	


GRI Standard/ Other Source	Disclosure	Location	Omission			Mapped to SDGs	Externally Assured (Y/N)
			Requirement(s) Omitted	Reason	Explanation		
Social						3,4,5,8,10, 15,16,17	N
GRI 404: Training and Education 2016	404-1	Average hours of training per year per employee				4, 8, 10	N
	404-2	Programs for upgrading employee skills and transition assistance programs				8	N
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees			AR – Corporate Governance	5	N
	405-2	Ratio of basic salary and remuneration of women to men	a,b	Confidentiality constraints	CAREIT does not have employees. The Manager has limited employee population. Disclosure of remuneration information required under this standard could enable identification of individuals and/or reveal commercially sensitive pay structures.	5, 8	N
GRI 406: Non-Discrimination 2016	406-1	Incidents of discrimination and corrective actions taken				5, 8	N
GRI 413: Local Communities 2016	413-1	Operations with local community engagement, impact assessments, and development programs				3,4,15,17	N
GRI 416: Customer Health and Safety 2016	416-1	Assessment of the health and safety impacts of product and service categories					N
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services				16	N
Governance						3,4,5,8,10, 15,16,17	N
GRI 205: Anti-corruption 2016	205-1	Operations assessed for risks related to corruption			30-31, AR – Corporate Governance	16	N
	205-2	Communication and training about anti-corruption policies and procedures				16	N
	205-3	Confirmed incidents of corruption and actions taken				16	N



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