

PAYMENT OF BASE FEE AND PERFORMANCE FEE BY WAY OF ISSUE OF UNITS IN CENTURION ACCOMMODATION REIT

DBS Bank Ltd. and UBS AG, Singapore Branch are the joint issue managers and global coordinators and the joint bookrunners and underwriters to the initial public offering of Centurion Accommodation REIT.

Centurion Asset Management Pte. Ltd. ("**CAMPL**"), in its capacity as manager of Centurion Accommodation REIT ("**CAREIT**"), wishes to announce that 3,104,558 new units in CAREIT (the "**New Units**") have been issued today at S\$1.121 per unit to Centurion Capital Investments Ltd. ("**CCIL**"), an entity nominated by CAMPL to receive the New Units in its place¹. The issue price is based on the volume weighted average price for a unit in CAREIT (the "**Unit**") for all trades on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading on the SGX-ST, for the period of 10 business days immediately preceding 31 December 2025.

The payment of base fee (the "**Base Fee**") and performance fee (the "**Performance Fee**", collectively with the Base Fee, the "**Management Fee**") are provided for in the trust deed dated 12 August 2025 constituting CAREIT (the "**Trust Deed**"). In accordance with the Trust Deed, CAMPL may elect to receive the Management Fee in the form of cash and/or Units, in such proportion as may be determined by CAMPL. CAMPL has elected to receive 100% of the Management Fee in Units.

The issuance of the above-mentioned New Units was for:

- Payment of 100% of the Base Fee amounting to 2,675,760 New Units as disclosed in the prospectus of CAREIT dated 18 September 2025 (the "**Prospectus**") for the financial period from 25 September 2025 (the "**Listing Date**") to 31 December 2025.
- Payment of 100% of the Performance Fee amounting to 428,798 New Units as disclosed in the Prospectus for the financial period from the Listing Date to 31 December 2025.

Following the issuance of New Units, the total number of Units in issue is 1,722,435,558. CAMPL does not currently hold any Units.

¹ CAMPL has sold the 3,104,558 New Units which it is entitled to receive as payment of its Management Fee to CCIL, a related corporation of the CAMPL. In connection with the sale, CAMPL has directed that such New Units be issued directly to CCIL instead of CAMPL.

By Order of the Board
Tony Bin Hee Din
Chief Executive Officer

For and on behalf of

Centurion Asset Management Pte. Ltd.
(Registration Number: 202502774N)
(as manager of Centurion Accommodation REIT)

26 February 2026

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any Units in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the Offering.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Centurion Accommodation REIT, the Manager, Perpetual (Asia) Limited, as trustee of Centurion Accommodation REIT, the Sponsor, the Joint Bookrunners and Underwriters, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The holders of Units have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Centurion Accommodation REIT. The forecast financial performance of Centurion Accommodation REIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.