Centurion Corporation

SGX-DBS Jewels of Singapore Corporate Day

28th July 2026

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Contents

Business Highlights

Centurion owns, develops, and manages **Living Sector assets** across five countries globally

Core business segments

Purpose-Built Worker Accommodation (PBWA)

Purpose-Built Student Accommodation (PBSA)

New business segments

Build-To-Rent (BTR)

Key Worker Accommodation (KWA)

- Leading owner, developer and operator of Living Sector assets globally – pioneer in specialized accommodation since 2011
- Living sector assets are **resilient asset classes** with strong fundamentals and track record of consistent earnings and cash flow

Living Sector **Assets Under Management**

S$3.0b
Assets Under Management^

c.**81,388**
operational beds and apartments^

40
operational properties^

14 cities
in 5 countries

United Kingdom
2,782 beds

HK SAR, China
539 beds
114 beds

Xiamen, China
400 apartments

Malaysia
36,006 beds

Singapore
39,918 beds

Australia
1,629 beds

Established brands & management platforms drive portfolio performance & asset-light growth

Purpose-Built Worker Accommodation (PBWA) WESTLITE ACCOMMODATION
Purpose-Built Student Accommodation (PBSA) dwell Student Living® EPISODE
Build-To-Rent (BTR)

^ As of 31 March 2026. Excludes the acquisition of two KWA assets of c.321 beds and c.125 beds in Western Australia and 3rd party managed assets. Harum Megah Cendana 6 and Harum Megah Cendana 21 have been consolidated into a single asset, Westlite Pasir Gudang II for operational efficiency.

Portfolio by **Owned and Managed Assets**

Purpose-Built Worker Accommodation (PBWA)
Purpose-Built Student Accommodation (PBSA)
Build-To-Rent (BTR)

Owned & Operated Assets — 24 Assets — 52,993 beds — AUM $0.8b

Singapore	**15,156 beds**
ASPRI-Westlite Papan	7,900 beds
Westlite Kranji Way	1,300 beds
Westlite Tuas Avenue 2	1,224 beds
Westlite Tuas South Boulevard	628 beds
Westlite Jalan Tukang	4,104 beds
Malaysia	**36,006 beds**
Westlite Bukit Minyak	3,321 beds
Westlite PKNS Petaling Jaya	6,044 beds
Westlite Tampoi	5,790 beds
Westlite Johor Tech Park	4,350 beds
Westlite Senai	1,980 beds
Westlite Senai II	3,700 beds
Westlite Pasir Gudang	1,952 beds
Westlite Tebrau	1,786 beds
Westlite Permas Jaya	2,400 beds
Westlite Desa Cemerlang	1,540 beds
Westlite Kempas	1,260 beds
Westlite Senai Airport City	1,088 beds
Westlite Pasir Gudang II**	795 beds

HKSAR, China	**539 beds**
Westlite Sheung Shui	539 beds
HKSAR, China	**114 beds**
Dwell Prince Edward	51 beds
Dwell Ho Man Tin	63 beds
Australia	**597 beds**
Dwell Village Melbourne City	597 beds
United Kingdom	**181 beds**
Dwell Garth Heads	181 beds
Xiamen, China	**400 apartments**
Centurion-Cityhome Gaolin	400 apartments

Managed Assets — 16 Assets — 28,395 beds — AUM $2.2b

Private Funds

United Kingdom#	**129 beds**
Dwell Castle Gate Haus	129 beds

CAREIT Portfolio^

Singapore	**24,762 beds**
Westlite Toh Guan	9,094 beds
Westlite Mandai	8,006 beds
Westlite Woodlands	4,100 beds
Westlite Juniper	1,912 beds
Westlite Ubi	1,650 beds
United Kingdom	**2,472 beds**
Dwell MSV	982 beds
Dwell MSV South	362 beds
Dwell The Grafton	145 beds
Dwell Weston Court	140 beds
Dwell Princess Street	126 beds
Dwell Cathedral Campus	383 beds
Dwell Archer House	177 beds
Dwell Hotwells House	157 beds
Australia	**1,032 beds**
Dwell East End Adelaide	300 beds
EPIISOD Macquarie Park Sydney	732 beds

^ CAREIT's portfolio bed count as of 31 March 2026, excluding c.1,980 beds retained at Westlite Mandai, which has received approval.
# Held by Centurion Student Accommodation Fund, which is 14.3% owned by Centurion Overseas Investments Pte. Ltd.
** Harum Megah Cendana 6 and Harum Megah Cendana 21 have been consolidated into a single asset, Westlite Pasir Gudang II, for operational efficiency. Reduction of 114 beds with the renewal of JTKSM certification in compliance to Act 446.

Performance **Highlights**

Revenue

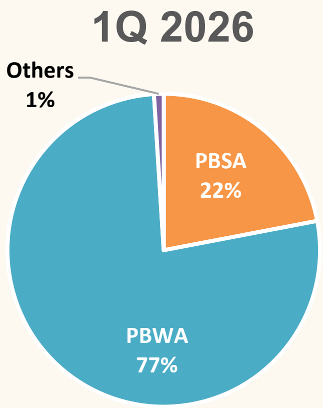
1Q 2026 **S$89.4m**

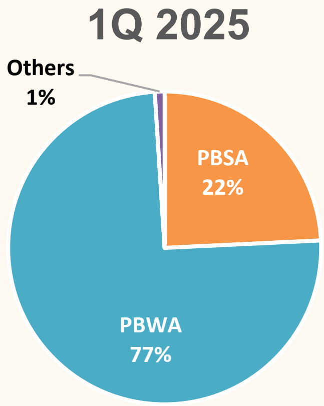
▲ 30% from S$69.0m in 1Q 2025

Revenue by Geography

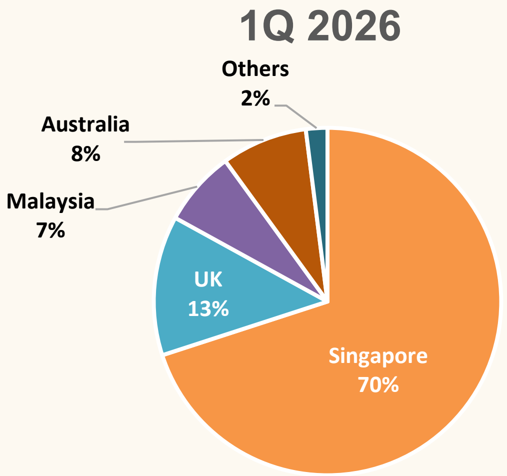
Geography	1Q 2026 S$'000	1Q 2025 S$'000	Change
Singapore	**62,623**	48,682	29% ▲
Malaysia	**6,212**	4,776	30% ▲
Australia	**7,537**	3,641	107% ▲
United Kingdom	**11,594**	11,056	5% ▲
Other Countries	**1,470**	894	64% ▲

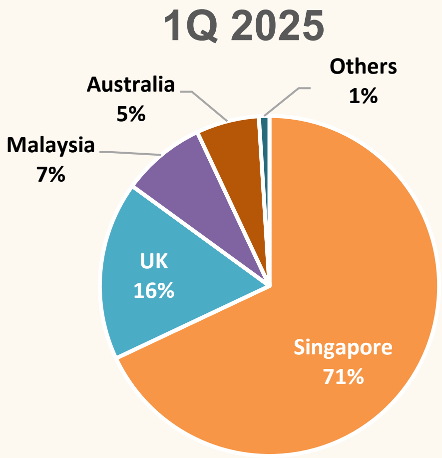
Revenue by Business Segment





Revenue by Geography





Performance **Highlights**

30% increase in 1Q 2026 revenue YoY was due to

Higher contributions mainly from

- Westlite Mandai which was consolidated from Sep 2025
- new beds added at Westlite Toh Guan, Westlite Mandai and EPIISOD Macquarie Park
- strong occupancies across Singapore PBWAs and UK PBSAs
- positive rental reversions across all PBWAs and PBSAs markets
- addition of Harum Megah portfolio in Malaysia

Partially offset by

- lower occupancy in Malaysia PBWAs

Group Revenue from Non-IFRS Perspective

Based on 1Q 2026 financial performance

The Group derives income from 3 stable and resilient revenue streams.

Revenue from Owned and Operated Assets	**Revenue** from management services	**Revenue** from CAREIT
1Q 2026	1Q 2026	1Q 2026
S$36.2 million	S$7.0 million*	S$52.5 million
1Q 2025: S$33.8 million	1Q 2025: S$0.2 million	1Q 2025: S$35.0 million^

* Includes S$6.3 million management fee income from property management and REIT management services which were fully eliminated at CCL Group level
^ Revenue from the assets spun off to CAREIT in Sept 2025, for the period 1Q 2025, for comparative purpose only.

Prudent capital management and ample liquidity[1]

Total Assets	Total Borrowings	Cash
S$3.6b	**S$1.0b**	**S$340.8m**

Net Gearing Ratio	Interest Coverage Ratio	Average Debt Maturity
22%[2]	**5.3x[3]**	**4 years**

Notes:
[1] Consolidated financials of the Group include Centurion Accommodation REIT
[2] Net gearing ratio is computed as borrowings less cash and bank balances divided by total capital. Total capital is calculated as borrowings plus net assets of the Group.
[3] Excluding bank facility fees and amortisation transaction costs

WESTLITE ACCOMMODATION | dwell Student Living | EPISOD | 胜捷城邸 CENTURION CITYHOME

Our Purpose-Built Worker and Student Accommodation

Portfolio Updates & Business Outlook

Worker Accommodation Portfolio – **Singapore**

6 Purpose-Built Dormitories (PBD) assets with c.**32,662 beds**

4 Quick Build Dormitories (QBD) assets with c.**7,256 beds**

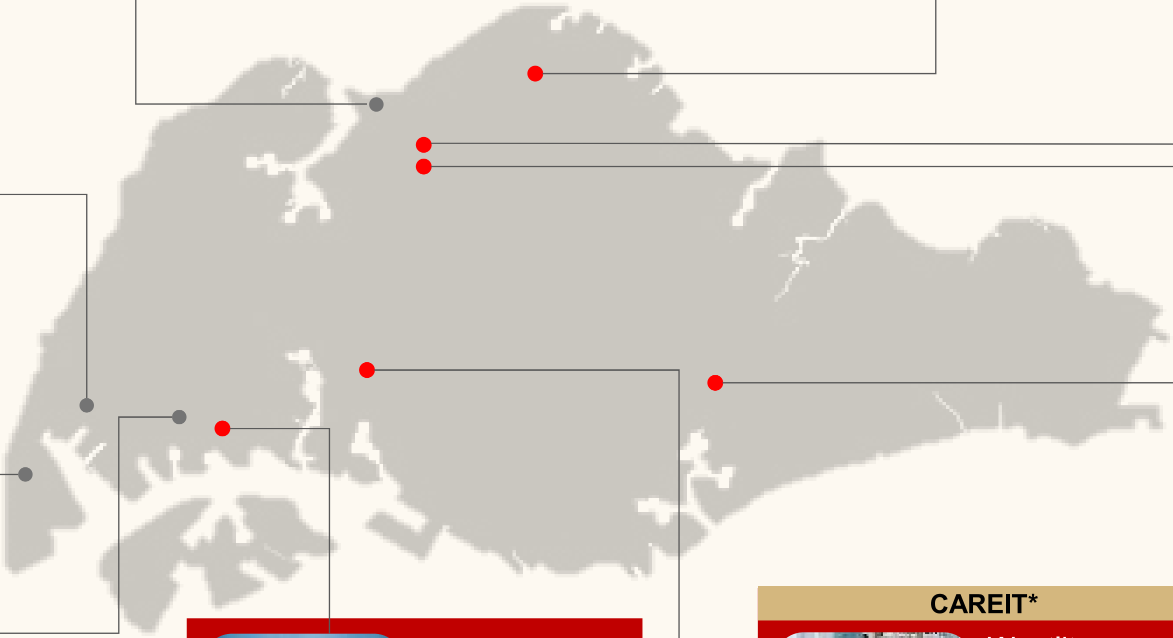
Total Capacity: c.**39,918 beds** **Occupancy: 95%**

Westlite **Kranji Way**
1,300 beds
3+1+2.3 yrs wef 2020

Westlite **Tuas Avenue 2**
1,224 beds
3+1+1.5 yrs wef 2020

Westlite **Tuas South Boulevard**
628 beds
3+1+2.3 yrs wef 2021

Westlite **Jalan Tukang**
4,104 beds
3+1+1.9 yrs wef 2021



ASPRI-Westlite **Papan** (51% owned)
7,900 beds
23 yrs wef 2015

CAREIT*

Westlite **Toh Guan**
9,094 beds
60 yrs wef 1997

CAREIT*

Westlite **Woodlands**
4,100 beds
30 yrs wef 2013

CAREIT*

Westlite **Juniper**
1,912 beds
50 yrs wef 2025

CAREIT*

Westlite **Mandai**
8,006 beds^
32+30 yrs wef 2025

CAREIT*

Westlite **Ubi**
1,650 beds
30 yrs wef 2023

Red = Purpose-Built Dormitories
Grey = Quick Build Dormitories

* Centurion holds 43% of the units in CAREIT
^ As of 31 March 2026. Excludes approval to retain c.1,980 beds, at Westlite Mandai till 31 December 2030, received in May 2026.

Worker Accommodation Portfolio – **Malaysia**

13 operating assets* with capacity of c.**36,006 beds** **Occupancy: 73%**

WESTLITE ACCOMMODATION

Westlite
PKNS Petaling Jaya
6,044 beds
21+9 yrs wef 2020

Westlite
Bukit Minyak
3,321 beds
15 yrs wef 2024

Westlite
Tampoi
5,790 beds
15 yrs wef 2024

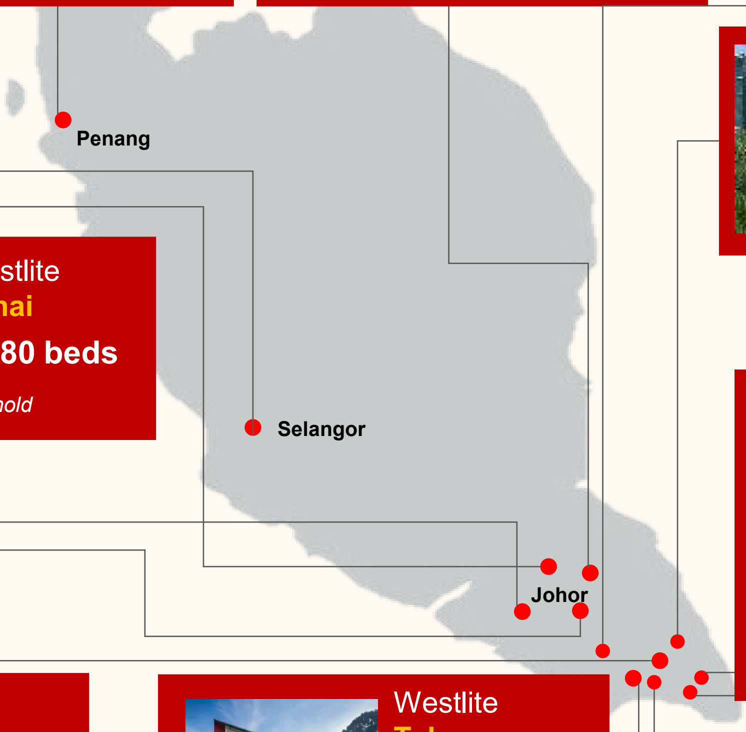
Westlite
Senai Airport City
Formerly Harum Megah Senai Airport City
1,088 beds
freehold

Westlite
Senai II
3,700 beds
freehold

Westlite
Desa Cemerlang
Formerly Harum Megah Desa Cemerlang
1,540 beds
freehold

Westlite
Permas Jaya
Formerly Harum Megah Permas Jaya
2,400 beds
freehold

Westlite
Senai
1,980 beds
freehold



Westlite
Johor Tech Park
4,350 beds
99 yrs wef 2013

Westlite
Pasir Gudang II*
Formerly Harum Megah Cendana Block 6 & 21
795 beds
99 years wef 1994

Westlite
Pasir Gudang
1,952 beds
1,776 beds (99 yrs wef 1986)
176 beds (6+3 yrs wef 2019)

Westlite
Tebrau
1,786 beds
60 yrs wef 2000

Westlite
Kempas
Formerly Harum Megah Kempas
1,260 beds
freehold

* Harum Megah Cendana 6 and Harum Megah Cendana 21 have been consolidated into a single asset, Westlite Pasir Gudang II, for operational efficiency. Reflects a reduction of 114 beds with the renewal of JTKSM certification in compliance to Act 446.

Worker Accommodation Portfolio Updates

Singapore

Westlite Toh Guan

Toh Guan New Block (1,764 beds)

- TOP : Oct 2025
- FEDA : Dec 2025

Toh Guan Expanded Capacity (TEC) (664 beds)

- Retain 664 beds until 31 Dec 2028
- FEDA : Mar 2026

Total Capacity (including new block & TEC)
9,094 beds

Westlite Mandai

Mandai New Block (3,696 beds)

- TOP : Jan 2026
- FEDA : Mar 2026

Mandai Expanded Capacity (MEC) (1,980 beds)

- Retain 1,980 beds until 31 Dec 2030
- FEDA : May 2026

Total Capacity (including new block & MEC)
9,986 beds

Westlite Ubi

Additional new 6-storey block and alterations to the existing 8-storey block (540 beds)

- Planning Permission : Feb 2026
- Expected construction to commence : 1H 2026
- Construction period : ~1.5 years

Total Capacity (including new block)
2,190 beds

Worker Accommodation - Performance and Outlook

Singapore

- **Average financial occupancy at 95%** in 1Q 2026
  - strong construction demand forecast of S$47–53 billion in 2026 and beyond[1]
  - as of Dec 2025, there were c.482,600 work permit holders in CMP industries, a 5.6% y-o-y increase[2]
- **Singapore PBWA revenue increased 29% to S$62.6 million** in 1Q 2026 from S$48.7 million in 1Q 2025
  - driven by the consolidation of Westlite Mandai
  - new operational beds at Westlite Toh Guan and Westlite Mandai
  - positive rental reversions
- **Transition plans underway** to meet IDS by 2030[3]
  - QBDs, Westlite Ubi and new blocks at Toh Guan and Mandai already NDS-compliant
  - existing blocks in the remaining PBDs are already compliant with key NDS specifications

Malaysia

- **Average financial occupancy declined to 73%** in 1Q 2026 from 80% in 1Q 2025
  - short-term headwinds from the foreign worker cap[4]
- **Revenue increased 30% to S$6.2 million** in 1Q 2026
  - lower occupancy offset by positive rental revisions and Harum Megah portfolio contribution
- The Group remains optimistic about the Malaysian market in the long term and aims to **enlarge portfolio** in the coming years
  - intensified enforcement of Act 446, with fines of up to RM50,000 per affected worker, hostel closures, and foreign worker quota suspensions, supports demand for purpose-built, compliant accommodation[5]

[1] Steady Construction Demand In 2026, Building and Construction Authority (BCA), 22 Jan 2026 [2] Foreign workforce numbers, Ministry of Manpower, Dec 2025
[3] Worker Dormitories in Singapore H2 2024, Dormitory Association Singapore Ltd & Knight Frank Singapore, Feb 2025
[4] Malaysia's active foreign workforce drops over 10% to 2.1 million, says labour ministry, Economic Times, 3 Nov 2025
[5] Employees' Minimum Standards of Housing, Accommodations and Amenities Act 1990 (Act 446), Section 24D, Department of Labour Peninsular Malaysia (JTKSM), Apr 2026

Singapore Worker Accommodation Landscape

Current Demand[1]
- Work Permit Holders Construction, Marine Shipyard and Process(CMP) Sectors (483k)
- Work Permit Holders Service, Manufacturing (Non-CMP) Sectors (392k)
- **c. 875k**

Current Supply[2]
- PBWA (150k)
- Short Term PBWA (110k)
- QBD (30k)
- FCD (160k)
- TOLQ & CTQ (20k)
- Others (10k)
- **c. 480k**

New Supply by end 2026[2]
- PBD (3k)
- **c. 3k**

New Supply by end 2028[2]
- PBD (10k)
- Current Tender (12k)
- Pending Tenders (25k)
- **c. 47k**

Purpose-Built Dormitories (PBD)


Long Term Purpose-Built Worker Accommodations (PBWA)


Short Term Purpose-Built Worker Accommodations


Quick Build Dormitories (QBD)

Non-Purpose-Built Dormitories


Factory-Converted Dormitories (FCD)


Construction Temporary Quarters (CTQ)


Temporary Occupation License Quarters (TOLQ)


Others

[1] Foreign workforce numbers, (exclude migrant domestic workers) Ministry of Manpower (MOM). All figures approximate as of December 2025

[2] Centurion market research. All figures approximate

Worker Accommodation Portfolio and Outlook – **HK SAR, China**

1 asset with capacity of c.**539 beds**

Occupancy: 68%

Westlite
Sheung Shui
539 beds
5.9 + 5 yrs wef 2024

Hong Kong SAR, China

- **Average financial occupancy** of operational beds rose to **68% in 1Q 2026** from 62% in 4Q 2025.
  - accommodating foreign workers across multiple sectors, including food & beverage (F&B) and service sectors
  - occupancy is expected to ramp up gradually
- **Rising demand for foreign labour** due to implementation of Enhanced Supplementary Labour Scheme (ESLS)
  - as of December 2025, the ESLS received over 22,500 applications seeking to import more than 171,000 workers across various sectors, with majority from catering and hospitality industries[1]

[1] LCQ5: Enhanced Supplementary Labour Scheme, Hong Kong Government Press Release, 28 Jan 2026

Student Accommodation Portfolio – **United Kingdom**

10 operating assets with capacity of c.**2,782 beds**

Presence in **five** major cities with well-known universities **Occupancy: 98%**

CAREIT*

Dwell
MSV
982 beds
freehold

CAREIT*

Dwell
MSV South
362 beds
freehold

CAREIT*

Dwell
The Grafton
145 beds
freehold

CAREIT*

Dwell
Weston Court
140 beds
125 yrs wef 2008

CAREIT*

Dwell
Princess Street
126 beds
freehold

CAREIT*

Dwell
Cathedral Campus
383 beds
250 yrs wef 2007

Dwell
Garth Heads
181 beds
125 yrs wef 1995

Dwell
Castle Gate Haus^
129 beds
freehold

CAREIT*

Dwell
Archer House
177 beds
freehold

CAREIT*

Dwell
Hotwells House
157 beds
125 yrs wef 2009

^ Held by Centurion Student Accommodation Fund, which is 14.3% owned by Centurion Overseas Investments Pte. Ltd.
* Centurion holds 43% of the units in CAREIT

Student Accommodation Portfolio – **Australia**

3 operating assets with capacity of c.**1,629 beds**

Occupancy: 92%*

CAREIT^^

Dwell
East End
Adelaide
300 beds
freehold

CAREIT^^

EPIISOD
Macquarie
Park Sydney
732 beds
freehold

Dwell
Village
Melbourne City^
597 beds
freehold

* Including new beds at EPIISOD Macquarie Park, which are accounted as 100% occupied, under a 2 year master lease..
^ Redevelopment of Dwell Village Melbourne City carpark into new EPIISOD PBSA block of c.644 beds, with expected completion in 1H 2027
^^ Centurion holds 43% of the units in CAREIT

Student Accommodation Portfolio Updates

Australia

EPIISOD Macquarie Park

- Development of c.732-bed EPIISOD PBSA at Macquarie Park, Sydney
- Became operational in Jan 2026

Total Capacity: 732 Beds

United Kingdom

Dwell Hotwells House

- AEI: Converting 119 non-ensuite rooms to 114 rooms (98 ensuite rooms and 16 studios) to enhance the asset's competitiveness and appeal
- Timeline: Expected to be completed ahead of AY2027/28

Total Capacity: 152 Beds (post-AEI)

Student Accommodation – Performance and Outlook

United Kingdom

- **Average financial occupancy remained steady at 98%** in 1Q 2026
  - undersupply of PBSA beds continues to drive financial occupancy, with student-to-bed ratio to reach 1.90:1 by 2030/31[1]
  - 5% YoY increase in study visas issued in 2025 totaling 426,300 visas, underscoring strong demand[2]
- **Revenue grew 5% to S$11.6 million** in 1Q 2026, driven by high occupancy, moderate rental reversions, and resilient market fundamentals
- **Near-term moderation** is expected in the UK PBSA sector generally[3]
  - Centurion's assets are well-located in cities anchored by Russell Group universities
  - the Group will focus on active management to maintain healthy occupancies and rental rates

Australia

- **Average financial occupancy was 92%** in 1Q 2026, increased from 86% in 1Q 2025
  - including new beds at EPIISOD Macquarie Park, which is under a 2-year master lease and accounted as 100% occupied
    - the asset became operational in Jan 2026 and is in the process of ramping up; average occupancy in 1Q 2026 was 37%
  - structurally tight supply with 3.6 international students and 8.5 total students competing for each bed[4]
- **Revenue more than doubled to S$7.5 million** in 1Q 2026 from S$3.6 million in 1Q 2025
  - mainly due to positive rental rate reversions and contributions from newly-completed EPIISOD Macquarie Park in Sydney

[1] UK Student Accommodation Report, Cushman & Wakefield, October 2025 [2] Monthly entry clearance visa applications, UK Home Office, 08 January 2026
[3] Changes to UK visa and settlement rules after the 2025 immigration white paper, House of Commons Library, 2026
[4] Purpose-Built Student Accommodation in Australia: An Overview, Cushman & Wakefield, 2 December 2025.

Student Accommodation Portfolio and Outlook – **HK SAR, China**

2 operating assets in HK SAR, China with capacity of c.**114 beds**

Occupancy: 99%

Dwell
Prince Edward
51 beds
5 + 3 + 2 yrs wef 2024

Dwell
Ho Man Tin
63 beds
5 + 2 + 1 + 1 yrs wef 2024

Hong Kong SAR, China

- **Average financial occupancy grew to 99%** in 1Q 2026
- Hong Kong's PBSA market is in a growth phase, supported by **government policy**
  - non-local student admission quota at publicly funded universities doubled from 20% to 40% in 2024/25 with a further increase to 50% pledged from 2026/27[1]
- **Widening demand-supply gap**
  - shortfall of approximately 120,000 beds by the 2027/28 academic year[2]

[1] Can Hong Kong's Internationalisation Push Attract Non-Chinese Students?, Times Higher Education, 26 January 2026
[2] APAC Capital Flows into Hong Kong Student Housing Amid Policy Shifts, Colliers, December 2025

BTR Accommodation Portfolio and Outlook

1 operating asset in Xiamen, China with capacity of c.**400 apartments**

Occupancy: 83%

Centurion-Cityhome
Gaolin (51% owned)

400 apartments

Xiamen, China

- Centurion entered the Xiamen BTR market with **Centurion-Cityhome Gaolin**
  - became **operational in 2025 with c.400 apartments** secured under 20-year master leases
- **Average financial occupancy was 83%** in 1Q 2026, from 90% in 4Q 2025
  - seasonal fluctuation in China due to the Chinese New Year holidays
- The Group will monitor market conditions and performance before committing to further expansion in the city

Growth Ahead

Drivers for Scalable Growth

Grounded on **3 stable and resilient revenue streams**

Operating Income
from Owned and Operated Assets

24 assets | AUM $0.8b

- Growth through **strategic acquisitions and developments** in
  - core **PBWA and PBSA segments** in existing and new markets
  - **new Living Sector segments**
- Active management to enhance operating efficiencies and performance

Fee Income
from management services

16 assets* | AUM $2.2b*

- **REIT Management Fees** (CAREIT)
- **Property Management Fees** (CAREIT)
- **Project Management Fees** (CAREIT)
  - stable and recurring; grows as CAREIT Portfolio enlarges
- Management fees from **3rd party management contracts**

Investment Income
from CAREIT Units

Holding 43% of CAREIT units^

- CAREIT committed to distribute **100% of Annual Distributable Income till 2027** (SGX Mandate 90% for SREITS)
  - stable, recurring and increases as CAREIT Portfolio enlarges

Development and disposal gains from acquisition, development and disposal of assets

* Excludes third-party managed assets
^As at 31 March 2026

Active **Portfolio Growth Pipeline**

Scaling up our Living Accommodation portfolio in existing & new markets, and new segments.

PBWA

Singapore

Westlite Ubi, Singapore

Provisional Permission received to add new block and **c.540 beds**, expected completion 4Q 2027

Kim Chuan Lane

Acquired 65% stake in a land site to develop a PBWA, subject to approvals

3rd Party Management

Management contract for a 3rd-party PBD with **c.1,500 beds** commenced in June 2026

Malaysia

Johor

Evaluating new PBWA development in Nusajaya, Johor of **c.7,000** beds

Negeri Sembilan

Signed MOU with NS Corp in Jan 2026, exploring CLQ in Negeri Sembilan

Middle East

Exploring development/acquisitions of worker accommodations

PBSA

Australia

EPIISOD North Melbourne, Melbourne

New block of **c.644 beds** under development, with expected completion 1Q 2027

EPIISOD Fairway, Perth

Acquired 25% stake in a **c.182-bed** PBSA under development, with expected completion 2Q 2027

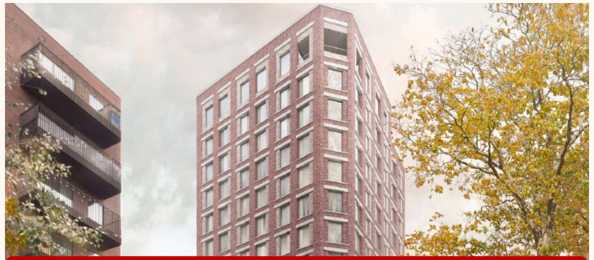
EPIISOD Stirling, Perth

Acquired 25% stake in a **c.472-bed** PBSA under development, with expected completion 4Q 2027

Mackenzie, Melbourne

Development Approval secured for a land site near RMIT University for a **c.675-bed** PBSA

United Kingdom



Euston, London

Land site acquired for a **c.225-bed** PBSA development, expected completion 4Q 2028

CAREIT CCL

Entry into new Key Worker Accommodation segment

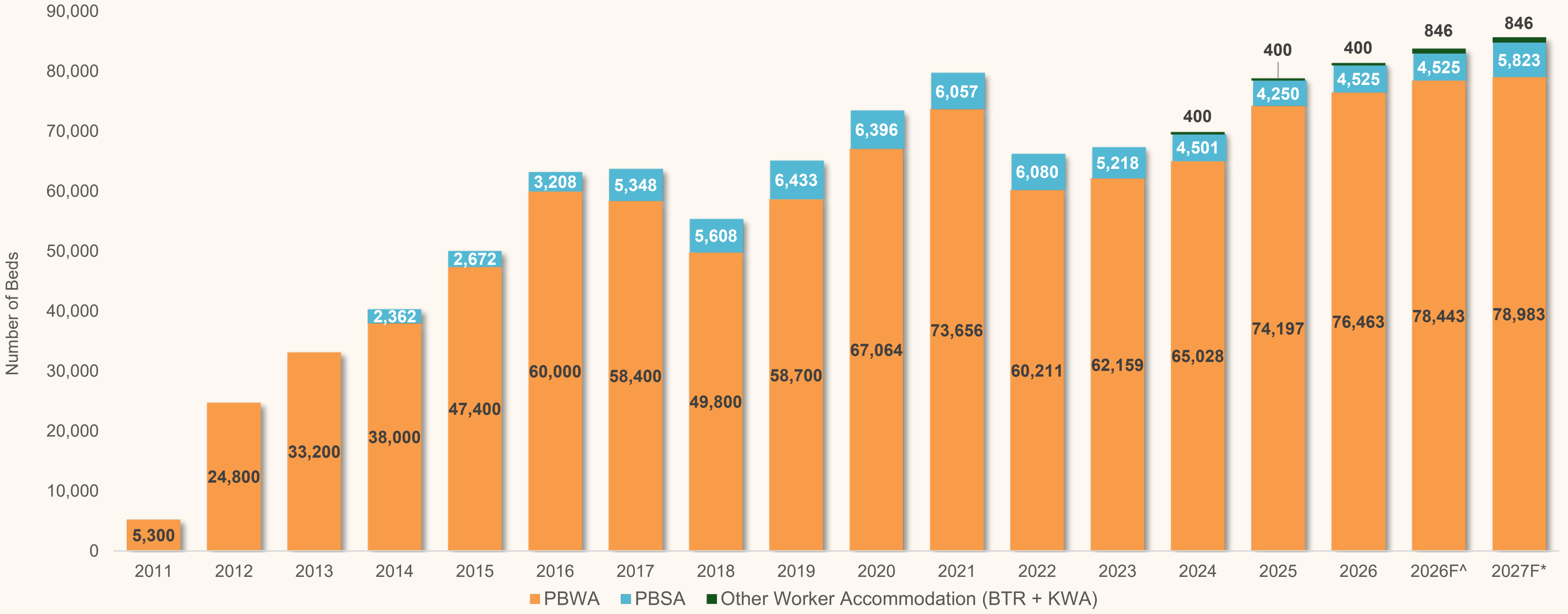
Pilbara, Western Australia

- KWA provides managed accommodation for essential workers in mining sector and related construction, energy and healthcare industries
- In April 2026, Centurion entered the KWA segment with acquisitions in progress for two operational assets in Pilbara, Western Australia (earnings accretive upon completion):
  - Karratha: **c.321 beds**
  - South Hedland: **c.125 beds***
- Strong demand and supply dynamics as Western Australia is expected to account for roughly **40% of all new resource sector jobs nationally over the next five years**[1]

[1] WA FIFO Mining & Construction Jobs 2025: Key Employment Trends, ResourceAU, 27 Jan 2026
* Acquisition of Concorde, South Hedland was completed in June 2026.

Strong Portfolio Growth
of Assets Under Management

c.8,918 beds were added to the portfolio in FY 2025
Net bed capacity growth in FY 2026 is expected to be c.**4,967 beds**



^ Includes MEC to retain c.1,980 beds has been approved; and the acquisition of two KWA assets of c.321 beds and c.125 beds in Pilbara, Western Australia
* Includes a new block of c.540 beds added from Westlite Ubi expected completion in 4Q 2027; an additional c.644-bed EPIISOD PBSA in Melbourne; a c.182 beds EPIISOD PBSA in Fairway, Perth and a c.472 beds EPIISOD PBSA in Stirling Highway, Perth

Engine of Stable, Multi-Year Growth

Centurion is positioned for the next stage of value creation

Established brands and management platform

- Well-reputed brands and management platforms operating across 40 assets in 5 countries
- Operational expertise and performance extends to assets managed for CAREIT and third-parties
- Scalable platforms supporting recurring fee income

Track record of performance since 2011

- Sustained high occupancies across core markets
- Positive rental reversions across the portfolio
- Resilient earnings growth through cycles
- Consistent shareholder returns

Visible growth pipeline through 2028

- Bed capacity expansion from **c.81,388 to c.85,470 beds** by 2027
- Organic AEIs, developments and acquisitions
- Expansion into new geographies and living-sector segments

Pioneer and leader in global living sector

- Specialised owner, developer and operator of living accommodation which are essential infrastructure assets
- Positioned to capture global institutional shift into living sector assets and business
- Sponsor of CAREIT, Singapore's first living sector accommodation REIT

Thank you!