

SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS)
REGULATIONS 2012

**NOTIFICATION FORM FOR SUBSTANTIAL
SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN**

FORM

3

(Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.
2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <http://www.mas.gov.sg> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

Centurion Accommodation REIT

2. Type of Listed Issuer:

- ☐ Company/Corporation
☐ Registered/Recognised Business Trust
☒ Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

Centurion Asset Management Pte. Ltd.

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- ☒ No *(Please proceed to complete Part II)*
☐ Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

18-Jun-2026

Part II - Substantial Shareholder/Unitholder and Transaction(s) Details

[To be used for single Substantial Shareholder/Unitholder to give notice]

1. Name of Substantial Shareholder/Unitholder:

Han Seng Juan

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

☐ Yes

☒ No

Transaction A

1. Notification in respect of:

☐ Becoming a Substantial Shareholder/Unitholder

☒ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

☐ Ceasing to be a Substantial Shareholder/Unitholder

2. Date of acquisition of or change in interest:

17-Jun-2026

3. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest  (if different from item 2 above, please specify the date):

17-Jun-2026

4. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable.

5. Type of securities which are the subject of the transaction (more than one option may be chosen):

☒ Voting shares/units

☐ Rights/Options/Warrants over voting shares/units

☐ Convertible debentures over voting shares/units (conversion price known)

☐ Others (please specify):

6. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholder/Unitholder:

22,575,612 units distributed by Centurion Properties Pte. Ltd.

7. Amount of consideration paid or received by Substantial Shareholder/Unitholder (excluding brokerage and stamp duties):

Not applicable

8. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- ☐ Securities via market transaction
- ☐ Securities via off-market transaction (*e.g. married deals*)
- ☐ Securities via physical settlement of derivatives or other securities
- ☐ Securities pursuant to rights issue
- ☐ Securities via a placement
- ☐ Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- ☐ Securities via market transaction
- ☐ Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- ☐ Acceptance of take-over offer for the Listed Issuer
- ☐ Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not participate in (*please specify*):

☒ Others (*please specify*):

On 17 June 2026, Centurion Properties Pte. Ltd. ("CPPL") distributed 22,575,612 units it held in Centurion Accommodation REIT ("CAREIT", and the units of CAREIT, "Units") as an interim dividend in specie in favour of its sole shareholder, Centurion Global Ltd ("CGL") ("Interim DIS by CPPL"). Following the Interim DIS by CPPL, CPPL does not hold any Units, and CGL has a direct interest in 22,575,612 Units.

9. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	18,892,470	686,255,302	705,147,772
As a percentage of total no. of voting shares/units: ⓘ	1.095	39.784	40.879
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	18,892,470	686,255,302	705,147,772
As a percentage of total no. of voting shares/units: ⓘ	1.095	39.784	40.879

10. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

- (1) CPPL is a wholly-owned subsidiary of CGL. Han Seng Juan ("Mr Han") holds a 50% shareholding interest in CGL.
- By virtue of this, Mr Han has a deemed interest in 22,575,612 Units held by CPPL (before the Interim DIS by CPPL) and CGL (after the Interim DIS by CPPL) under Section 4 of the Securities and Futures Act 2001 (the "SFA").
- (2) Centurion Capital Investments Ltd. ("CCIL") has a direct interest in 657,873,900 Units.
- CCIL is directly wholly owned by Centurion Overseas Investments Pte. Ltd., which is in turn directly wholly owned by Centurion Corporation Limited, which is in turn is 26.85% directly owned by CPPL, which is in turn 100% owned by CGL. CGL is 50% directly owned by Mr Han.
- By virtue of this, Mr Han has a deemed interest in all of the Units which CCIL holds under Section 4 of the SFA.
- (3) Sunsprings Holdings Ltd has a direct interest in 5,011,040 Units.
- Mr Han is the beneficial owner of 5,011,040 Units held by Sunsprings Holdings Ltd and has a deemed interest in these Units, which are registered in the name of Citibank Nominees Singapore Pte Ltd.
- (4) Kang Lee Cheng Susanna, spouse of Mr Han, has a direct interest in 794,750 Units, which are registered in the name of DB Nominees (Singapore) Pte Ltd.
- By virtue of this, Mr Han has a deemed interest in all of the Units which his spouse holds under Section 4 of the SFA.

11. Attachments (if any): ⓘ



(The total file size for all attachment(s) should not exceed 1MB.)

12. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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13. Remarks (if any):

There is no change in the total unitholding interest. This notification is given because of the Interim DIS by CPPL.

Of the 18,892,470 Units held by Mr Han, 8,506,400 Units are registered in the name of Citibank Nominees Singapore Pte Ltd, 885,220 Units are registered in the name of UOB Kay Hian Pte Ltd, 40,230 Units are registered in the name of Oversea-Chinese Bank Nominees Pte Ltd, 662,750 Units are registered in the name of Maybank Securities Pte. Ltd., 797,870 Units are registered in the name of CGS International Securities Singapore Pte Ltd and 8,000,000 Units are registered in his own name.

The percentage of unitholding before and after the transaction is calculated on the basis of 1,724,965,000 Units in issue.

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 CAREIT.

Transaction Reference Number (auto-generated):

6	6	1	5	8	1	4	6	8	2	3	5	9	2	2
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Transaction **B**

1. Notification in respect of:

- ☐ Becoming a Substantial Shareholder/Unitholder
- ☒ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder

2. Date of acquisition of or change in interest:

17-Jun-2026

3. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 2 above, please specify the date):

17-Jun-2026

4. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable.

5. Type of securities which are the subject of the transaction (*more than one option may be chosen*):

- ☒ Voting shares/units
☐ Rights/Options/Warrants over voting shares/units
☐ Convertible debentures over voting shares/units (*conversion price known*)
☐ Others (*please specify*):

6. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholder/Unitholder:

22,575,612 units distributed by Centurion Global Ltd (refer to item 8 below for details)

7. Amount of consideration paid or received by Substantial Shareholder/Unitholder (excluding brokerage and stamp duties):

Not applicable

8. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- ☐ Securities via market transaction
☐ Securities via off-market transaction (*e.g. married deals*)
☐ Securities via physical settlement of derivatives or other securities
☐ Securities pursuant to rights issue
☐ Securities via a placement
☐ Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- ☐ Securities via market transaction
☐ Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- ☐ Acceptance of take-over offer for the Listed Issuer
☐ Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not participate in (*please specify*):

- ☒ Others (*please specify*):

Following the Interim DIS by CPPL (as disclosed in item 8 of Transaction A herein-above), Centurion Global Ltd ("CGL") has a direct interest in 22,575,612 units of Centurion Accommodation REIT ("CAREIT", and the units of CAREIT, "Units"), which it subsequently on 17 June 2026, distributed in full as an interim dividend in specie ("Interim DIS by CGL") in favour of its shareholders. Following the Interim DIS by CGL, CGL does not hold any Units and its shareholders, Han Seng Juan and Loh Kim Kang David, received 11,287,806 Units each.

9. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	18,892,470	686,255,302	705,147,772
As a percentage of total no. of voting shares/units: ⓘ	1.095	39.784	40.879
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	30,180,276	663,679,690	693,859,966
As a percentage of total no. of voting shares/units: ⓘ	1.75	38.475	40.225

10. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

(1) Centurion Capital Investments Ltd. ("CCIL") has a direct interest in 657,873,900 Units.

CCIL is directly wholly owned by Centurion Overseas Investments Pte. Ltd., which is in turn directly wholly owned by Centurion Corporation Limited, which is in turn is 26.85% directly owned by Centurion Properties Pte. Ltd., which is in turn 100% owned by CGL. CGL is 50% directly owned by Han Seng Juan ("Mr Han").

By virtue of this, Mr Han has a deemed interest in all of the Units which CCIL holds under Section 4 of the Securities and Futures Act 2001 (the "SFA").

(2) Sunsprings Holdings Ltd has a direct interest in 5,011,040 Units.

Mr Han is the beneficial owner of 5,011,040 Units held by Sunsprings Holdings Ltd and has a deemed interest in these Units, which are registered in the name of Citibank Nominees Singapore Pte Ltd.

(3) Kang Lee Cheng Susanna, spouse of Mr Han, has a direct interest in 794,750 Units, which are registered in the name of DB Nominees (Singapore) Pte Ltd.

By virtue of this, Mr Han has a deemed interest in all of the Units which his spouse holds under Section 4 of the SFA.

11. Attachments (if any): ⓘ



(The total file size for all attachment(s) should not exceed 1MB.)

12. If this is a **replacement** of an earlier notification, please provide:

(a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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(b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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13. Remarks (if any):

Of the 30,180,276 Units held by Mr Han, 8,506,400 Units are registered in the name of Citibank Nominees Singapore Pte Ltd, 885,220 Units are registered in the name of UOB Kay Hian Pte Ltd, 40,230 Units are registered in the name of Oversea-Chinese Bank Nominees Pte Ltd, 662,750 Units are registered in the name of Maybank Securities Pte. Ltd., 797,870 Units are registered in the name of CGS International Securities Singapore Pte Ltd and 19,287,806 Units are registered in his own name.

The percentage of unitholding before and after the transaction is calculated on the basis of 1,724,965,000 Units in issue.

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 CAREIT.

Transaction Reference Number (auto-generated):

0	3	5	6	8	1	4	6	8	1	6	6	7	1	1
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Item 14 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholder/Unitholder.

14. Particulars of Individual submitting this notification form to the Listed Issuer:

- (a) Name of Individual:

Han Seng Juan

- (b) Designation (if applicable):

Nil

- (c) Name of entity (if applicable):

Nil