



CENTURION ACCOMMODATION REIT

(a real estate investment trust constituted on 12 August 2025 under the laws of the Republic of Singapore)

RECEIPT OF APPROVAL FOR THE MANDAI EXPANDED CAPACITY

Capitalised terms used herein, unless otherwise defined, shall have the meanings as defined in the prospectus of Centurion Accommodation REIT dated 18 September 2025 and registered by the Monetary Authority of Singapore on 18 September 2025 (the “Prospectus”) and the announcement dated 7 January 2026 titled “Receipt of temporary occupation permit in respect of Westlite Mandai” (the “TOP Announcement”).

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

Centurion Asset Management Pte. Ltd., in its capacity as the manager of Centurion Accommodation REIT (the “**Manager**”), refers to the TOP Announcement which announced that an application for the Foreign Employee Dormitories Act (“**FEDA**”) licence had been made for 9,986 beds (inclusive of the 1,980 beds which will be retained under the Mandai Expanded Capacity). Further details on the Mandai Expanded Capacity are set out in the Prospectus. As stated in the Prospectus, all approvals from regulatory authorities have been obtained for the Mandai Expanded Capacity for it to be operationalised and there are no conditions imposed for such approvals in relation to the Mandai Expanded Capacity for it to be operationalised.

The Manager is pleased to announce the receipt of such FEDA licence, and such licence is valid until 24 September 2028, which is three years from 25 September 2025, being the Listing Date. Closer to 24 September 2028, a new FEDA licence application will be made in relation to the Mandai Expanded Capacity, to replace such FEDA licence received.

Accordingly, the Manager will be paying the Mandai Expanded Capacity Consideration of S\$34.0 million to Lian Beng-Centurion (Mandai) Pte. Ltd..

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)

25 May 2026

IMPORTANT NOTICE

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

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

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

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