Centurion Accommodation REIT

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

PAYMENT OF MANAGER'S BASE 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 3,015,750 new units in CAREIT (the "**New Units**") have been issued today at an issue price of S$1.0499 per unit to Centurion Capital Investments Ltd. ("**CCIL**"), an entity nominated by CAMPL to receive the New Units in its place[1]. The issue price of the New Units was determined based on the volume weighted average price for a unit in CAREIT (the "**Unit**") for all trades done 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 30 June 2026.

The payment of manager's base fee (the "**Base Fee**") is 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 Base 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 Base Fee in Units.

The issuance of the above-mentioned New Units was for payment of 100% of the Base Fee amounting to 3,015,750 New Units for the period from 1 April 2026 to 30 June 2026.

Following the issuance of New Units, the total number of Units in issue is 1,727,980,750. CAMPL does not currently hold any Units.

By Order of the Board
Tony Bin
Chief Executive Officer

For and on behalf of

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

13 August 2026

---

1 CAMPL has sold the 3,015,750 New Units which it is entitled to receive as payment of its Base Fee to CCIL, a related corporation of CAMPL. In connection with the sale, CAMPL has directed that such New Units be issued directly to CCIL instead of CAMPL.

CCIL is a wholly-owned subsidiary of Centurion Overseas Investments Pte. Ltd., which is in turn a wholly-owned subsidiary of Centurion Corporation Limited ("CCL"), the sponsor of CAREIT. CAMPL is also a wholly-owned subsidiary of CCL.

Accommodation REIT

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

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.