

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:

03-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:

02-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):

02-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:

Deemed interest in 84,077,200 units held by Centurion Capital Investments 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*):

Centurion Corporation Limited ("CCL") had on 2 June 2026 through its indirect wholly-owned subsidiary, Centurion Capital Investments Ltd., which has a direct interest in units of Centurion Accommodation REIT ("CAREIT", and the units of CAREIT, "Units"), distributed 84,077,200 Units to entitled shareholders of CCL, pursuant to the dividend in specie approved by the shareholders of CCL at its Annual General Meeting held on 28 April 2026.

(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):


The 6 million Units held by Mr Han are registered in the name of Citibank Nominees Singapore Pte Ltd.

The percentage 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):

3	6	7	1	1	3	1	4	6	6	5	3	6	0	0
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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:

02-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):

02-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:

12,892,470 units

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*):

Centurion Corporation Limited ("CCL") had on 2 June 2026 through its indirect wholly-owned subsidiary, Centurion Capital Investments Ltd., which has a direct interest in units of Centurion Accommodation REIT ("CAREIT", and the units of CAREIT, "Units"), distributed 84,077,200 Units to entitled shareholders of CCL, pursuant to the dividend in specie approved by the shareholders of CCL at its Annual General Meeting held on 28 April 2026. I am a shareholder of CCL & have received 12,892,470 Units pursuant to the Distribution.

(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 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 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	8	9	4	1	6	6	4	1	3	3	6	2	1	1
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Transaction **C** 

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:

02-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):

02-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:

Deemed interest in an aggregate of 24,381,402 units (refer to item 10 below)

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*):

CCL had on 2 June 2026 through its indirect wholly-owned subsidiary, CCIL, which has a direct interest in the Units, distributed 84,077,200 Units to entitled shareholders of CCL, pursuant to the dividend in specie approved by the shareholders of CCL at its AGM held on 28 April 2026. Mr Han has deemed interests in 22,575,612 Units received by CPPL, 1,011,040 Units received by Sunsprings Holdings Ltd & 794,750 Units received by Kang Lee Cheng Susanna, Mr Han's spouse, pursuant to the Distribution. Refer to item 10 below.

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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	18,892,470	661,873,900	680,766,370
As a percentage of total no. of voting shares/units: 	1.095	38.37	39.465
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
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) Centurion Corporation Limited ("CCL") had on 2 June 2026 through its indirect wholly-owned subsidiary, Centurion Capital Investments Ltd. ("CCIL"), which has a direct interest in units of Centurion Accommodation REIT ("CAREIT", and the units of CAREIT, "Units"), distributed 84,077,200 Units to entitled shareholders of CCL, pursuant to the dividend in specie approved by the shareholders of CCL at its Annual General Meeting ("AGM") held on 28 April 2026 (the "Distribution").
- Following the Distribution, CCIL has a direct interest in 657,873,900 Units.
- Centurion Properties Pte. Ltd. ("CPPL") is a shareholder of CCL and has received 22,575,612 Units pursuant to the Distribution.
- CCIL is directly wholly owned by Centurion Overseas Investments Pte. Ltd., which is in turn directly wholly owned by CCL, which is in turn is 26.85% directly owned by CPPL, which is in turn 100% owned by Centurion Global Ltd. Centurion Global Ltd 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 and CPPL hold under Section 4 of the Securities and Futures Act 2001 (the "SFA").
- (2) Sunsprings Holdings Ltd is a shareholder of CCL and has received 1,011,040 Units pursuant to the Distribution. Following the Distribution, 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, is a shareholder of CCL and has received 794,750 Units pursuant to the Distribution. Following the Distribution, Kang Lee Cheng Susanna 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.)

