

PRESS RELEASE
For Immediate Release

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.

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”).

**CENTURION ACCOMMODATION REIT
COMPLETES ACQUISITION OF 732-BED EPIISOD MACQUARIE PARK,
EXPANDING ITS AUSTRALIAN PBSA PORTFOLIO**

- Acquisition of a newly developed, 732-bed EPIISOD-branded PBSA asset with a master lease ending 31 December 2027.
- Fully debt-funded acquisition through committed debt facilities.
- Marks CAREIT’s entry into the Sydney PBSA Market.



*Newly completed 732-bed student accommodation development at EPIISOD Macquarie Park, Sydney
Image: EPIISOD*

Singapore, 13 January 2026 – Centurion Asset Management Pte. Ltd., the manager of Centurion Accommodation REIT (胜捷住宿信托) (the “**Manager**”), is pleased to announce the completion of the acquisition of EPIISOD Macquarie Park, a newly developed 732-bed Purpose-Built Student Accommodation (“**PBSA**”) asset located in Sydney, Australia, pursuant to a Forward Purchase Agreement and the issuance of the certificate of Practical Completion.

The acquisition represents Centurion Accommodation REIT’s (“**CAREIT**”) first PBSA asset investment in Sydney following its initial public offering (“**IPO**”) in September 2025 and entry into a second Australian city.

Inaugural premium PBSA by EPIISOD brand

EPIISOD Macquarie Park will be operated under the EPIISOD brand, a new premium student accommodation brand pioneered by Centurion Corporation Limited (the “**Sponsor**”), to deliver a more elevated, design-led, and experience-driven approach to student living. Purpose-built to contemporary standards with tech-enabled features such as smart entry and a resident app, the newly developed asset offers modern living spaces, including a rooftop pool, terrace lounge, dining area with BBQ facility, wellness centre with commercial size gym, yoga studio and full service cafe, setting a new benchmark for student living that supports both wellbeing and community connection.

Strategically located in Macquarie Innovation Precinct

EPIISOD Macquarie Park is positioned at the heart of one of Sydney’s more vibrant and well-connected districts, in close proximity to Macquarie University, Macquarie Park Shopping Centre, the Macquarie University Metro Station and surrounding employment hubs. The property benefits from seamless connectivity to the Sydney CBD, where both University of Technology Sydney (UTS) and the University of Sydney are located.

Favourable PBSA demand and supply dynamics in Australia

Australia’s purpose-built student accommodation sector continues to be characterised by tight demand and supply conditions. The imbalance continues to support demand for well-located PBSA assets within established education precincts over the long term¹.

Master Lease ensures income stability

CAREIT has entered into a master lease with the EPIISOD Macquarie Park Master Tenant, Centurion Properties Pte. Ltd. (“**CPPL**”) and the Sponsor. The master lease will be in place until 31 December 2027, with a security deposit equivalent to two months’ rent, step-in rights and a corporate guarantee from CPPL and the Sponsor, providing relevant safeguards and

¹ [Australian Purpose-Built Student Accommodation Update](#) – Q2 2025, Knight Frank, July 2025

income protection in the event the EPIISOD Macquarie Park Master Tenant is not able to pay the rent or breach their obligations under the EPIISOD Macquarie Park Master Lease.

Fully debt-funded acquisition with healthy gearing and debt headroom

The acquisition cost of A\$345.0 million (S\$280.1 million)² was fully financed through committed debt facilities. Following the completion of the acquisition, CAREIT maintains healthy debt headroom which will allow it to pursue asset enhancement initiatives within its existing portfolio and acquisition opportunities.

Mr. Tony Bin (袁启新), Chief Executive Officer of the Manager, said: “The acquisition of EPIISOD Macquarie Park marks a key milestone for CAREIT in building a high-quality and diversified accommodation portfolio. Operated under the EPIISOD brand, the property will be managed to provide a safe and secure living environment while fostering a sense of community that supports academic success, personal growth, wellbeing, and meaningful connections. Building on this milestone, we remain focused on performance with purpose to deliver sustainable value to our Unitholders.”

Following the acquisition of EPIISOD Macquarie Park, CAREIT’s portfolio will comprise 15 assets, including 5 Purpose-Built Worker Accommodation (“**PBWA**”) and 10 PBSA, across Singapore, United Kingdom and Australia, with an aggregate portfolio valuation of S\$2.1 billion.

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² [Centurion Accommodation REIT Prospectus \(18 September 2025\)](#)

About Centurion Accommodation REIT

Centurion Accommodation REIT (“CAREIT”) is a real estate investment trust established with the principal investment strategy of investing, directly or indirectly, in a portfolio of income-producing real estate assets which are used primarily for purpose-built workers accommodation (“PBWA”) purposes, purpose-built student accommodation (“PBSA”) purposes or other accommodation purposes located globally (excluding Malaysia), as well as real estate-related assets.

CAREIT currently provides access to two resilient asset classes within the living accommodation space, across three attractive markets globally. The Initial Portfolio of CAREIT, which is valued at approximately S\$1.84 billion, comprises 14 assets, with five PBWA assets located in Singapore, eight PBSA assets located in the United Kingdom, and one PBSA asset located in Australia. With the acquisition of EPIISOD Macquarie Park, the Enlarged Portfolio - the Initial Portfolio and EPIISOD Macquarie Park - includes 15 properties valued at approximately S\$2.1 billion.

Centurion Asset Management Pte. Ltd. is the manager of Centurion Accommodation REIT, and a wholly owned subsidiary of the Sponsor, Centurion Corporation Limited.

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