



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 TOH GUAN 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 25 October 2025 titled "Receipt of temporary occupation permit in respect of Westlite Toh Guan" (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 the Manager is in the process of applying for the Foreign Employee Dormitories Act ("**FEDA**") licence for an additional block with 1,764 beds that had received temporary occupation permit in Westlite Toh Guan. The Manager is pleased to announce the receipt of the FEDA licence in relation to the additional block and its operations.

With the completion of the additional block, the existing 7,330 beds in the remaining blocks at Westlite Toh Guan were supposed to be reduced to comply with earlier approvals on the maximum bed capacity of 8,430 beds at Westlite Toh Guan. This is a reduction of 664 beds. The Manager wishes to announce it has received approvals to retain the 664 beds till 31 December 2028 (the "**Toh Guan Expanded Capacity**").

A new FEDA licence application will be made in relation to the Toh Guan Expanded Capacity, to replace the FEDA licence received in relation to the additional block and its operations.

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)

5 December 2025

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.