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## **STRONG LISTING DEBUT FOR CENTURION ACCOMMODATION REIT**

- Closing price of S\$0.96 per Unit respectively, at 9.1% above the Offering Price of S\$0.88 per Unit
- Over 82 million Units were traded

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.

**SINGAPORE, 25 September 2025** – Centurion Asset Management Pte. Ltd., the manager of Centurion Accommodation REIT (胜捷住宿信托) (the “**Manager**”), is pleased to announce that Centurion Accommodation REIT (“**CAREIT**” or the “**REIT**”) commenced trading at 2.00 p.m. today on the Main Board of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) under the stock code 8C8U.



*From left to right: Mr. Kelvin Teo, Executive Director, Chief Operating Officer, Centurion Corporation Limited, Mr. Teo Chee Kiat, Chief Financial Officer, Centurion Asset Management Pte. Ltd., Mr. Kong*



*Chee Min, Chief Executive Officer, Centurion Corporation Limited, Mr. Wong Kok Hoe, Non-Independent Non-Executive, Centurion Asset Management Pte. Ltd., Mr. Han Seng Juan, Non-Executive Director and Joint Chairman, Centurion Corporation Limited, Mr. Pol de Win, Senior Managing Director and Head of Global Sales and Origination, SGX Group, Mr. David Loh, Executive Director and Joint Chairman, Centurion Corporation Limited; and Chairman and Non-Independent Non-Executive Director, Centurion Asset Management Pte. Ltd., Mr. Tony Bin, Chief Executive Officer, Centurion Asset Management Pte. Ltd., Mr. Tan Kok Kwee, Lead Independent Non-Executive Director, Centurion Asset Management Pte. Ltd., Mr. Cheam Heng Haw, Independent Non-Executive Director, Centurion Asset Management Pte. Ltd., Mr. Choy Bing Choong, Independent Non-Executive Director, Centurion Asset Management Pte. Ltd., Ms. Ginny Ang, Chief Investment Officer, Centurion Asset Management Pte. Ltd., Ms. Tan Su Shan, Chief Executive Officer, DBS Group*

Units of CAREIT, Singapore's first pure-play purpose-built living accommodation REIT initial public offering ("IPO"), closed at S\$0.96 per Unit, at 9.1% above its IPO Offering Price of S\$0.88 per Unit, and over 82 million Units<sup>1</sup> were traded today.

**Mr. Tony Bin (袁啟新), Chief Executive Officer of the Manager**, said, "We sincerely thank our Unitholders for their strong support and confidence in Centurion Accommodation REIT. Our successful market debut highlights the recognition of our unique investment proposition — providing access to resilient, high-quality permanent purpose-built worker accommodation in Singapore and purpose-built student accommodation in the United Kingdom and Australia."

"Backed by the expertise of our well-established Sponsor, we have the capabilities and market presence to pursue both organic expansion and strategic acquisitions. We are focused on delivering consistent, sustainable distributions and robust total returns over the long term for our Unitholders."

CAREIT raised approximately S\$771.1 million<sup>2</sup> in total. The REIT received positive response for its IPO of 262,160,900 Units. The international placement of 248,960,900 Units drew positive demand from institutional investors and was approximately 16.0 times subscribed, while the offering of 13,200,000 Units to the public in Singapore was approximately 30.9 times subscribed<sup>3</sup>.

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<sup>1</sup> Source: Singapore Exchange website

<sup>2</sup> Refers to proceeds raised from the Offering and Cornerstone Units, excluding the Consideration Units and before the exercise of the Over-Allotment option (each as defined in the Prospectus).

<sup>3</sup> Based on the indications of interest and valid applications for the Units (excluding applications by connected persons and persons mentioned in Rule 240 of the Listing Manual of the SGX-ST (if any)). Including applications by connected persons and persons mentioned in Rule 240 of the Listing Manual of the SGX-ST (if any), the Singapore Public Offer was approximately 30.9 times subscribed.



**This media release is issued on behalf of Centurion Accommodation REIT by CDR.**

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## 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 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, a PBSA asset located in Australia, the Enlarged Portfolio - the Initial Portfolio and EPIISOD Macquarie Park - will comprise 15 properties valued at approximately S\$2.12 billion.

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

## About the Sponsor - Centurion Corporation Limited

Centurion Corporation Limited (“**Centurion**” or the “**Company**” and together with its subsidiaries, the “**Group**”) is a leading provider of purpose-built workers accommodation assets in Singapore, Malaysia, and China, student accommodation assets in Australia, the United Kingdom (“**UK**”), United States (“**US**”), and China, and build-to-rent assets in China.

The Group owns and manages a strong portfolio of 37 operational accommodation assets totalling 70,291 beds as of 30 June 2025. Centurion’s operational workers accommodation assets are managed under the “Westlite Accommodation” brand and comprises ten workers accommodation assets in Singapore, eight assets in Malaysia and one asset in China. The Group’s operational student accommodation assets are managed under the “Dwell” brand, with ten assets in the UK, three assets in US, two assets in Australia, and two assets in China. The Group also manages one build-to-rent asset in China.

As a leading specialist accommodation provider, Centurion is strategically positioned for continued growth through active asset management, strategic acquisitions, joint ventures, and the development of customised accommodation management services. The Group’s global presence and clear growth strategy reinforce its commitment to delivering quality accommodation solutions. For more information, please visit <https://www.centurioncorp.com.sg>



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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, 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. Following the listing of the Units on the SGX-ST, investors 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.

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