



Centurion Accommodation REIT

Financial Period 2025 Financial Results

23 February 2026

Westlite Ubi, Singapore

IMPORTANT NOTICE

The past performance of Centurion Accommodation REIT ("CAREIT") is not indicative of the future performance of CAREIT. Similarly, the past performance of the Centurion Asset Management Pte. Ltd., as manager of CAREIT (the "Manager") is not indicative of the future performance of the Manager.

The value of units in CAREIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. 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 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.

The information at this announcement may contain forward-looking statements. 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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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.



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01

Key Highlights

Key Highlights

For financial period from 12 August 2025 (Date of Constitution) to 31 December 2025

Financial Performance

	Actual ⁽¹⁾	Forecast ⁽²⁾
Revenue	S\$50.7m ▲ 3.4%	S\$49.0m
Net Property Income (NPI)	S\$36.1m ▲ 4.1%	S\$34.6m
Distribution per Unit (DPU) (S cents)	1.739 ▲ 6.7%	1.630

Capital Management

	Actual ⁽¹⁾	Forecast ⁽³⁾
Aggregate Leverage ⁽⁴⁾⁽⁵⁾	30.7% (22.1% as at 31 December 2025)	31.0%
Weighted Average Financing Cost	3.46% ⁽⁶⁾	4.16%
Interest Coverage Ratio	6.60x	4.70x

Portfolio Management

	Actual ⁽¹⁾	Forecast ⁽³⁾
PBWA Portfolio Occupancy	97.6% ▲ 1.8 ppt	95.8%
PBSA Portfolio Occupancy	99.1% ▲ 1.8 ppt	97.3%
PBWA Retention Rate	79.2% ⁽⁷⁾	n.a.

Note:

- (1) CAREIT was a dormant private trust up to 24 September 2025. The actual income derived from the properties for the current period was from 25 September 2025 (Date of Listing) to 31 December 2025.
- (2) The IPO Prospectus dated 18 September 2025 disclosed a 3-month profit forecast for the period from 1 October 2025 to 31 December 2025. Forecast results for FP 2025 were derived by pro-rating the 3-month forecast disclosed in the IPO Prospectus to reflect the period from 25 September 2025 to 31 December 2025. Net change in fair value of investment properties, listing fees and corporate income tax on Singapore incorporated companies prior to its conversion to limited liability partnership were not pro-rated.
- (3) Forecast as per IPO Prospectus dated 18 September 2025.
- (4) Based on pro forma aggregate leverage of the Group following the payment of retention sum to the vendor of Westlite Mandai and acquisition of Epiosod Macquarie Park.
- (5) Ratio of total borrowings & deferred payment over deposited property as defined in the Property Funds Appendix of the Code on Collective Investment Schemes.
- (6) Based on year-to-date figures and excluding the amortisation of upfront and other fees. Including the amortisation of upfront and other fees, the weighted average financing cost would be 3.74%.
- (7) Due to tenant relocation from existing blocks to the new c.1,764-bed block at Westlite Toh Guan.

Key Highlights PBWA Portfolio Updates since IPO



Westlite Toh Guan

Key Updates

1. Toh Guan Development of New Block (c.1,764 beds)
 - **25 October 2025: Received TOP⁽¹⁾**
 - **5 December 2025: Received FEDA licence**
2. Toh Guan Expanded Capacity (TEC)
 - **5 December 2025: Received approval to retain c.664 beds until 31 December 2028**

Upcoming Milestone

1. TEC FEDA⁽²⁾ Licence application currently pending approval



Westlite Mandai

Key Updates

1. Mandai Development of New Block (c.3,696 beds)
 - **7 January 2026: Received TOP⁽¹⁾**
2. Mandai Expanded Capacity (MEC)
 - **Received approval to retain c.1,980 beds until 31 December 2030**

Upcoming Milestone

1. FEDA⁽²⁾ Licence application currently pending approval
2. Consideration of S\$34.0m is payable when MEC is operational, and the conditions thereto are satisfied for immediate occupation by 30 June 2026



Westlite Ubi

Key Updates

1. **10 February 2026: Received provisional permission to develop an additional 6-storey block and to alter the existing 8-storey block**
 - c.540 additional beds, increasing total capacity to c.2,190 beds
 - Target commencement following receipt of written permission: By 1H 2026
 - Construction period: around 1.5 years

Key Highlights PBSA Portfolio Updates since IPO



Epiisod Macquarie Park

Key Updates

1. 13 January 2026: Acquisition of 732-bed Epiisod Macquarie Park following the receipt of Practical completion

Structure

1. Master Lease in place with Vendor until 31 December 2027
2. Master Lease provides fixed rental of A\$14.1m for FY2026 and A\$20.0m for FY2027
3. Manager financed 100% of the acquisition cost of A\$345.0m from the available committed loan facilities
4. Funded by both onshore (AUD) and offshore (SGD) committed debt facilities

Key Highlights since IPO

Industry Recognition



IFR Asia Awards 2025
Singapore Capital Markets
Deal of the Year



The Asset Triple A Awards for
Sustainable Finance 2026
Significant Deal
Best IPO Award

6 Rated Analyst Coverage



Sustainability



Level 2 EDGE Advanced
certification achieved for
Westlite Woodlands and
Westlite Toh Guan

Constituent of Key Indices



SGX iEdge Singapore Next 50 Index
SGX iEdge Singapore Next 50 Liquidity Weighted Index
FTSE ASEAN All-Share Index
MSCI Singapore Small Cap Index (From 27 February 2026)

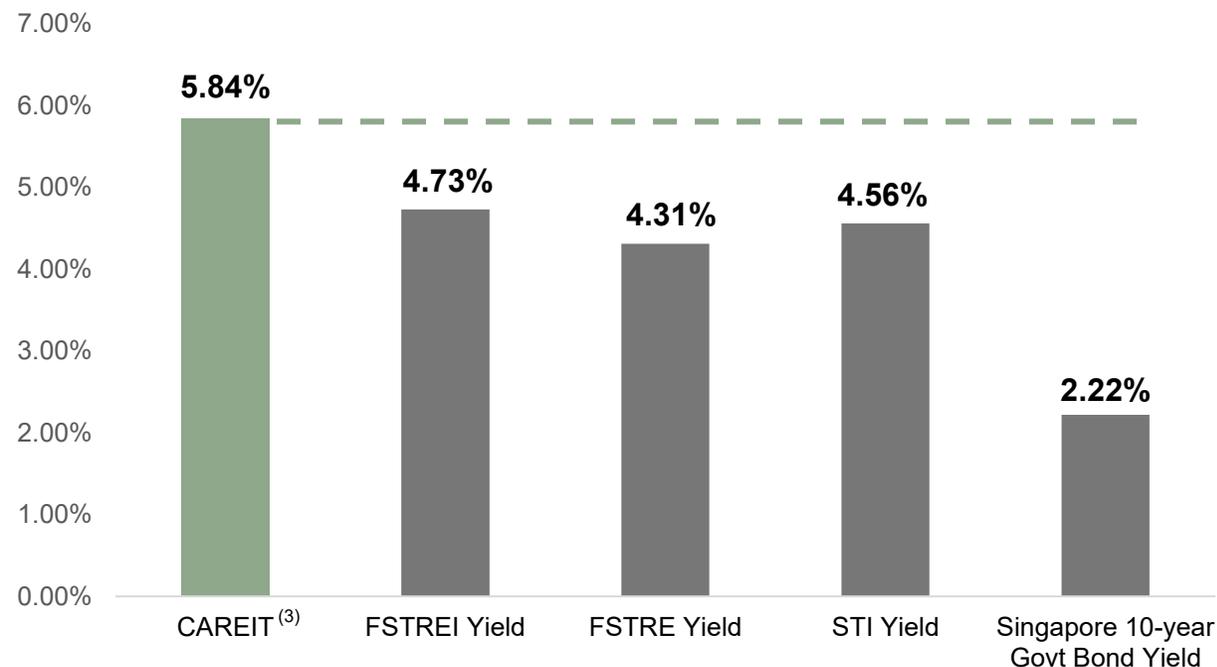
Morningstar Global Markets REIT
Morningstar Global Real Estate
Morningstar Developed Markets
GPR APREA Composite USD and REIT USD Index

Distribution Details & Comparative Yields

Centurion Accommodation REIT (Code: 8C8U)

Distribution per Unit⁽¹⁾	1.739 Singapore cents
Distribution Period	25 September 2025 to 31 December 2025
Ex-Date	2 March 2026, Monday
Record Date	3 March 2026, Tuesday
Return of Tax Declaration Forms	12 March 2026, Thursday
Distribution Payment Date	31 March 2026, Tuesday

Comparative Yields⁽²⁾



Note:

(1) The distribution comprises of taxable income distribution of 1.406 cents, tax-exempt income distribution of 0.325 cents and capital distribution of 0.008 cents.

(2) Source: Bloomberg. Trailing 12-months dividend yield of FTSE ST All-Share Real Estate Investment Trusts Index SGD (FSTREI), FTSE ST All-Share Real Estate Index SGD (FSTRE), Straits Times Index (STI) and Singapore 10-year Government Bond as at 31 December 2025 closing price.

(3) Based on the market closing price of S\$1.11 per unit as at 31 December 2025, and after annualising the results for the 98-day period from 25 September 2025 to 31 December 2025.



02

Financial Performance

Financial Performance

For financial period from 12 August 2025 (Date of Constitution) to 31 December 2025

S\$'000 unless otherwise stated	Actual	Forecast ⁽¹⁾	+ / (-) %
Gross revenue	50,651	49,006	3.4%
Property operating expenses	(14,574)	(14,366)	1.4%
Net property income (NPI)	36,077	34,640	4.1%
Finance costs	(3,916)	(4,750)	(17.6%)
Profit/(Loss) for the period	9,695	(17,779)	NM⁽²⁾
Amount available for distribution to Unitholders	29,995	28,079	6.8%
Amount to be distributed to Unitholders	29,953	28,079	6.7%
Units in issue and to be issued (Actual)	1,722,435,558	1,722,542,192	<(0.1)
Distribution per Unit (S cents)	1.739	1.630	6.7%
Distribution Yield	5.84%⁽³⁾	6.90%⁽⁴⁾	-

Net Property Income of S\$36.1 million was 4.1% higher than Forecast due to higher rental rates achieved across the PBWA portfolio and higher than forecast occupancy rate across the PBWA and PBSA portfolio.

Finance costs was 17.6% below the Forecast of S\$4.8 million due to lower weighted average loan drawdown and lower benchmark rates.

Distribution per unit for the same period is 6.7% higher at 1.739 cents, outperforming the Forecast of 1.630 cents.

Annualised distribution yield of 5.84% based on CAREIT's 31 December 2025 closing price of S\$1.11 per unit.

Note:

- (1) The IPO Prospectus dated 18 September 2025 disclosed a 3-month profit forecast for the period from 1 October 2025 to 31 December 2025. Forecast results for Financial Period 2025 were derived by pro-rating the 3-month forecast disclosed in the IPO Prospectus to reflect the period from 25 September 2025 to 31 December 2025. Net change in fair value of investment properties, listing fees and corporate income tax on Singapore incorporated companies prior to its conversion to limited liability partnership were not pro-rated.
- (2) NM refers to Not meaningful.
- (3) Based on the market closing price of S\$1.11 per unit as at 31 December 2025, and after annualising the results for the 98-day period from 25 September 2025 to 31 December 2025. The distribution yield would have been 7.36% if calculated based on the IPO offering price of S\$0.88 per unit.
- (4) Based on the IPO offering price of S\$0.88 per unit, and after annualising the results for the 98-day period from 25 September 2025 to 31 December 2025.

Balance Sheet

As at 31 December 2025

S\$'000 unless otherwise stated	As at 31 December 2025
Investment Properties	1,884,420
Other Assets	115,641
Total Assets	2,000,061
Borrowings	372,466
Other Liabilities	130,917
Total Liabilities	503,383
Net Assets Attributable to Unitholders	1,496,678
Units in issue and to be issued (Actual)	1,722,435,558
NAV per Unit⁽¹⁾ (S\$/unit)	0.87

Other Assets include cash and bank balances of S\$78.6 million and acquisition cost for an investment property acquired subsequent to year end of S\$16.7 million.

Other Liabilities include deferred payment of S\$65.9 million which mainly comprise of deferred payment for consideration payable on the c.1,980 beds retained till 31 December 2030 for Westlite Mandai as well as retention sum payable to vendors of Westlite Mandai and Westlite Toh Guan.



03

Capital Management

Proactive **Capital Management**

	As at 31 December 2025			Forecast
Gross Borrowings Outstanding	S\$376.1m			-
Aggregate Leverage⁽¹⁾	22.1%			-
Weighted Average Financing Cost	3.46%⁽²⁾	55.8% Fixed rates	44.2% Variable rates	4.16%
Weighted Average Debt Maturity	4.3 years			-
Interest Coverage Ratio⁽³⁾	6.60x			4.70x
Interest Rate Sensitivity	5.94x <i>Assuming a 10% decrease in EBITDA</i>	5.39x <i>Assuming a 100bps increase in interest rate</i>		-
Debt Headroom	S\$596.7m <i>based on 40% gearing</i>	S\$832.8m <i>based on 45% gearing</i>		-

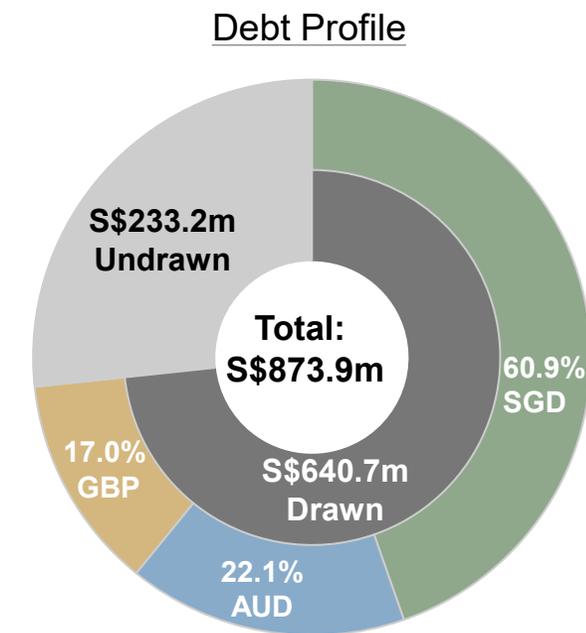
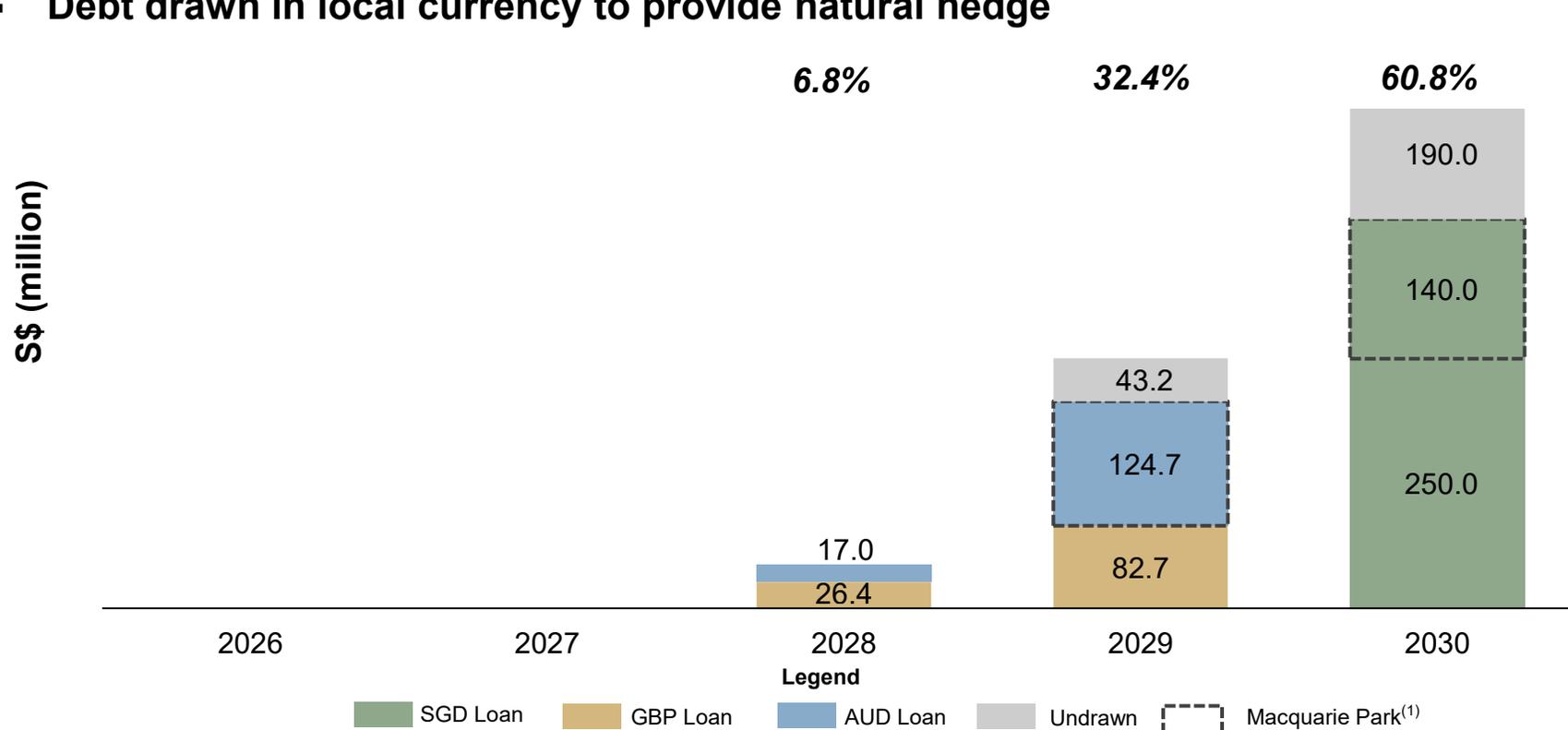
Note:

- (1) Ratio of total borrowings & deferred payment over deposited property as defined in the Property Funds Appendix of the Code on Collective Investment Schemes.
 (2) Based on year-to-date figures and excluding the amortisation of upfront and other fees. Including the amortisation of upfront and other fees, the weighted average financing cost would be 3.74%.
 (3) Based on the interest coverage ratio definition in Appendix 6 of the Code on Collective Investment Schemes.

Debt Maturity Profile

Post-acquisition of Epiisod Macquarie Park

- Aggregate Leverage at 30.7% with debt headroom of S\$348.0 million based on 40% gearing
- No debt maturing till FY2028
- Debt drawn in local currency to provide natural hedge





04

Portfolio Management

CAREIT Portfolio as at 31 December 2025

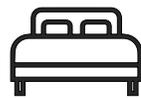
with exposure to PBWA and PBSA



S\$1.88b
Portfolio Valuation



14
operational properties



C.25,154
operational beds



6 cities
in 3 countries

97.6%
PBWA occupancy

99.1%
PBSA occupancy



Portfolio Occupancy as at 31 December 2025

	Location	Title and Tenure	FP 2025 ⁽¹⁾ Number of Beds	FP 2025 ⁽¹⁾ Occupancy rate
Singapore PBWA			22,382	97.6%
1	Westlite Toh Guan	Toh Guan Road East Leasehold 60 yrs (from 1 Dec 1997)	8,430 ⁽²⁾	94.6%
2	Westlite Mandai	Mandai Estate Leasehold 32 yrs (from 25 Sep 2025)	6,290 ⁽³⁾	98.7%
3	Westlite Woodlands	Woodlands Leasehold 30 yrs (from 22 Nov 2013)	4,100	99.9%
4	Westlite Juniper	Mandai Estate Leasehold 50 yrs (from 25 Sep 2025)	1,912	99.4%
5	Westlite Ubi	Ubi Avenue Leasehold 30 yrs (from 14 Mar 2023)	1,650	100%
United Kingdom PBSA			2,472	98.9%
6	dwell MSV	Manchester Freehold	982	98.9%
7	dwell MSV South	Manchester Freehold	362	99.7%
8	dwell The Grafton	Manchester Freehold	145	100.0%
9	dwell Weston Court	Manchester Leasehold 125 yrs (from 27 Nov 2008)	140	100.0%
10	dwell Princess Street	Manchester Freehold	126	100.0%
11	dwell Cathedral Campus	Liverpool Leasehold 250 yrs (from 6 Feb 2007)	383	100.0%
12	dwell Archer House	Nottingham Freehold	177	97.7%
13	dwell Hotwells House	Bristol Leasehold 125 yrs (from 22 May 2009)	157	93.6%
Australia PBSA			300	100.0%
14	dwell East End Adelaide	Adelaide, South Australia Freehold	300	100.0%

PBWA Portfolio **5 Properties** **c. 22,382 beds** **97.6%**

PBSA Portfolio **9 Properties** **c. 2,772 beds** **99.1%**

Note:

(1) FP 2025 refers to financial period from 12 August 2025 (Date of Constitution) to 31 December 2025.

(2) Number of beds exclude 664 retained beds from the approved Westlite Toh Guan Expanded Capacity, as announced on 5 December 2025.

(3) Number of beds excludes Mandai Development of New Block (c.3,696 beds) and 1,980 retained beds from the approved Westlite Mandai Expanded Capacity, as announced on 7 January 2026.

Portfolio Valuation as at 31 December 2025

	Valuation As at 31 Dec 2025 ⁽¹⁾ (\$m)	Valuation At IPO ⁽²⁾ (\$m)	Variance (\$m)	Capitalisation Rates
Singapore PBWA portfolio	1,398.0	1,348.3	49.7	
Westlite Toh Guan	459.0 ⁽³⁾	448.2 ⁽⁴⁾	10.8	
Westlite Mandai	544.0 ⁽⁵⁾	500.0 ⁽⁶⁾	44.0	
Westlite Woodlands	182.0	183.1	(1.1)	SG PBWA 6.50% - 7.25%
Westlite Juniper	103.0	109.0	(6.0)	
Westlite Ubi	110.0	108.0	2.0	
UK PBSA portfolio	432.1	437.0	(4.9)	
dwell MSV	184.1	184.8	(0.7)	
dwell MSV South	81.7	84.2	(2.5)	
dwell The Grafton	25.5	25.4	0.1	
dwell Weston Court	14.1	15.4	(1.3)	UK PBSA 5.40% – 6.25%
dwell Princess Street	40.5	41.1	(0.6)	
dwell Cathedral Campus	34.8	34.0	0.8	
dwell Archer House	21.4	22.3	(0.9)	
dwell Hotwells House	30.0	29.8	0.2	
AU PBSA portfolio	54.4	53.0	1.4	
dwell East End Adelaide	54.4	53.0	1.4	AU PBSA 6.00%

Total Portfolio Valuation as at 31 Dec 2025

S\$1.88b

Note:

- (1) Valuation as at 31 Dec 2025 is based on the exchange rate as at 31 December 2025: GBP 1.00 : SGD 1.7288 and AUD 1.00 : SGD 0.8597.
- (2) Valuation at IPO is based on the exchange rate in the IPO Prospectus: GBP 1.00 : SGD 1.75; dwell East End Adelaide uses AUD 1.00 : SGD 0.84 and Episod Macquarie Park uses AUD 1.00 : SGD 0.81.
- (3) Valuation as at 31 Dec 2025 considers 664 retained beds from the approved Westlite Toh Guan Expanded Capacity, as announced on 5 December 2025.

(4) Valuation at IPO does not consider 664 retained beds from the approved Westlite Toh Guan Expanded Capacity, as announced on 5 December 2025.

(5) Valuation as at 31 Dec 2025 considers Mandai Development of New Block (c.3,696 beds) and 1,980 retained beds from the approved Westlite Mandai Expanded Capacity, as announced on 7 January 2026.

(6) Valuation at IPO considers Mandai Development of New Block (c.3,696 beds) but does not consider 1,980 retained beds from the approved Westlite Mandai Expanded Capacity, as announced on 7 January 2026.

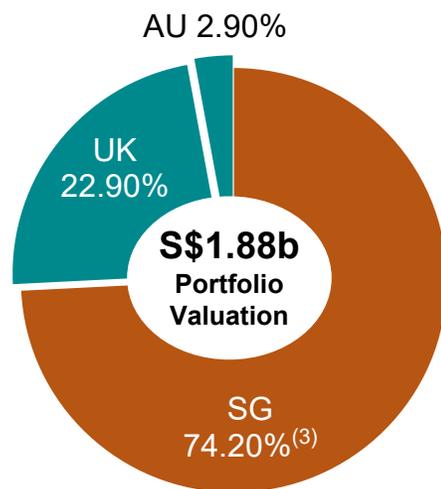
Portfolio Composition as at 31 December 2025

Freehold or Leasehold Remaining
>30 years⁽¹⁾⁽²⁾
84.5%

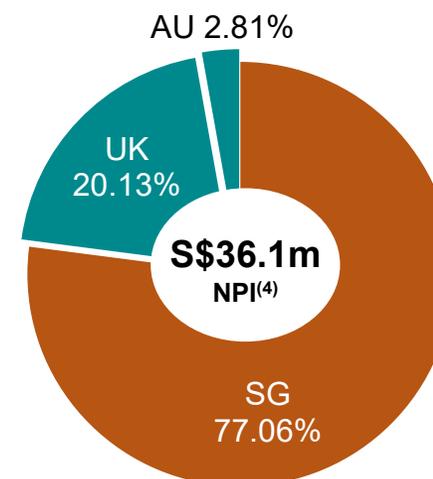
Leasehold Remaining
25 - 30 years⁽¹⁾⁽²⁾
5.8%

Leasehold Remaining
< 25 years⁽¹⁾⁽²⁾
9.7%

Portfolio by Valuation ⁽²⁾



Portfolio by Net Property Income ⁽⁴⁾



■ PBWA ■ PBSA

Note:

- (1) Industrial land leases in Singapore typically range from 20-30 years per JTC's Industrial Land Lease Framework.
- (2) Based on Portfolio Valuation as at 31 December 2025.

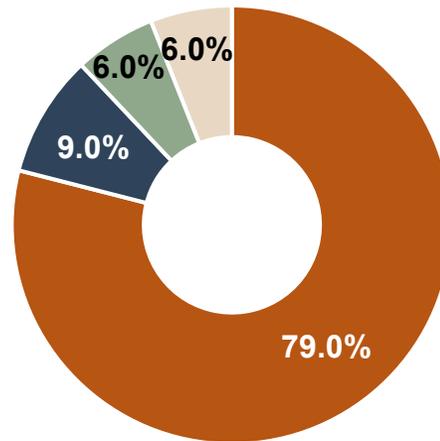
- (3) Valuation considers 664 retained beds from the approved Westlite Toh Guan Expanded Capacity, as announced on 5 December 2025, Mandai Development of New Block (c.3,696 beds) and 1,980 retained beds from the approved Westlite Mandai Expanded Capacity, as announced on 7 January 2026.
- (4) Net Property Income for financial period from 12 August 2025 (Date of Constitution) to 31 December 2025.

PBWA Top 10 Tenants & Sector Contribution

By Gross Rental Income

79% of revenue is derived from the construction industry, while the top 10 tenants⁽¹⁾ contribute only 7.26% of gross rental income, reflecting low concentration risk

Tenant Sector Contribution



■ Construction⁽²⁾ ■ Marine Shipyard ■ Engineering⁽³⁾ ■ Others⁽⁴⁾

Note:

(1) Top 10 Tenants is based on the gross rental income contribution by each individual tenant during the period from 25 September 2025 to 31 December 2025.

(2) Construction encompasses activities relating to the construction of buildings and infrastructure.

(3) Engineering includes but are not limited to the civil, mechanical and electrical engineering and facility management sectors.

(4) Others include but are not limited to sectors such as: Process (manufacturing of petroleum, petrochemicals, specialty chemicals and pharmaceutical products), General Manufacturing, Food & Beverage, and Services.

PBSA Sector Contribution

By Gross Rental Income



United Kingdom

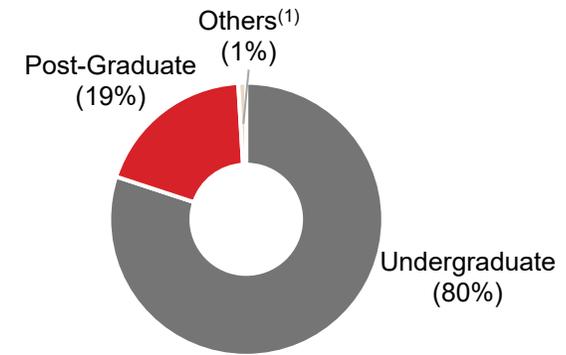
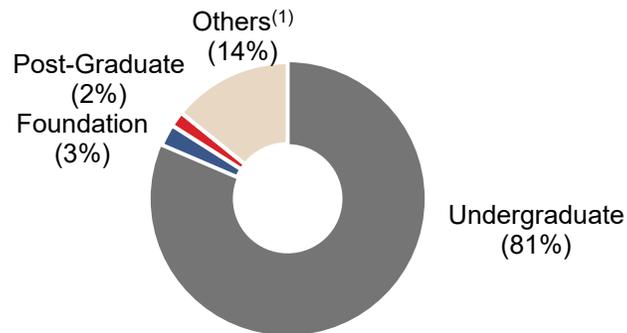


Australia⁽²⁾

Nationality



Level of Study



UK PBSA is predominantly domestic-led, while Australia PBSA is internationally driven, with diversified exposure across study levels

Note:

- (1) Level of Study: Others refers to any other level of education such as Diploma, A-level or equivalent, vocational qualifications, or international students studying an English-language course in the UK or Australia.
- (2) For Dwell East End Adelaide.

WESTLITE
WOODLANDS

05

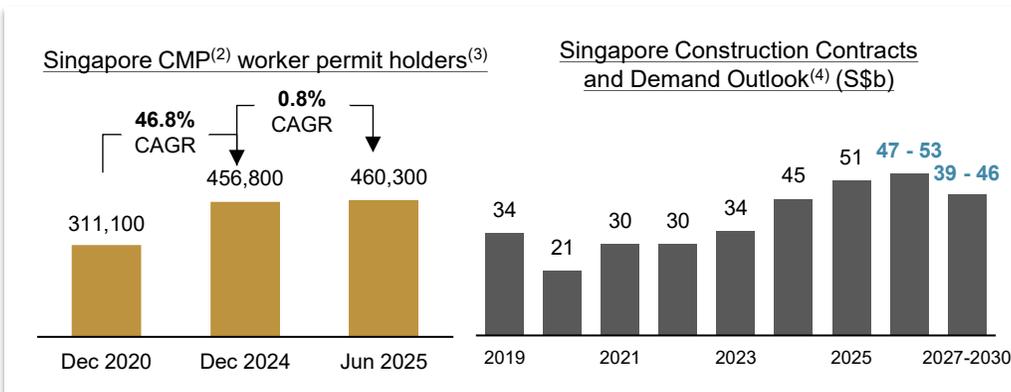
Market Outlook

Singapore PBWA continues to benefit from favorable fundamentals

High demand for foreign workers, driven by strength in construction and processing sectors...



Singapore Dormitory Transition Scheme (DTS) introduced to enhance housing resilience and improve living standards in migrant worker dormitories.



- CMP Work Permit holders increased 0.8% YoY to 460,300 as at June 2025, reflecting sustained activity across labor-intensive sectors.
- BCA projects S\$47–53 billion construction demand in 2026, driven by major pipeline projects (Changi T5, MBS expansion, etc).

- Bed withdrawals from **reduced density and potentially exiting operators**
- **Land availability and zoning challenges**
- New supply of **45,000 beds⁽⁵⁾** expected in next few years

...coupled with controlled supply amid enhanced regulatory standards, land availability and zoning

Note:

(1) Economic Survey of Singapore, Ministry of Trade and Industry, 10 February 2026.
 (2) CMP refers to Construction, Marine Shipyard, and Process Sectors.
 (3) Foreign workforce numbers, Ministry of Manpower, June 2025.

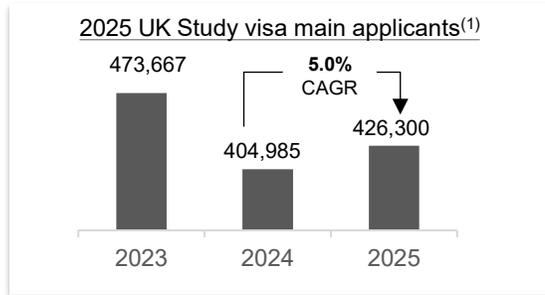
(4) Steady Construction Demand In 2026 As Singapore Steps Up Support For Built Environment Firms Through Collaboration And Innovation, Building and Construction Authority, 22 January 2026.

(5) 6 foreign worker dorms with total capacity of 45,000 beds to be built in next few years, The Straits Times, 8 April 2025.

United Kingdom PBSA

Resilient Demand Supported by Domestic Student Growth and Moderating Supply

Resilient UK PBSA demand, supported by domestic-led student growth...



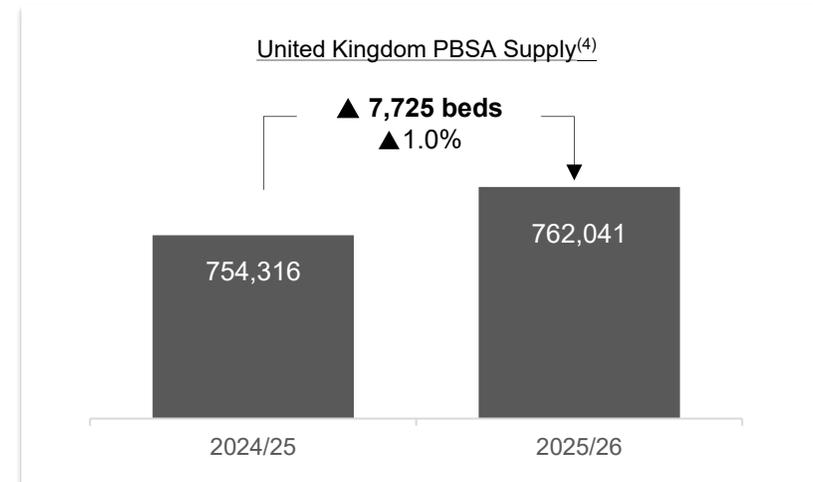
▲ **2.3%**
Acceptances for
AY2025/26⁽²⁾

▲ **6.8%**
International acceptances
for AY2025/26⁽²⁾

▲ **3.1%**
Total Applicants for
AY2026/27⁽³⁾

▲ **4.8%**
UK 18-year-old applicants
for AY2026/27⁽³⁾

▲ **5.1%**
International applicants
for AY2026/27⁽³⁾



...and moderating supply

Note:

- (1) United Kingdom Home Office Official Statistics, 8 January 2026.
- (2) UCAS Undergraduate end of cycle data resources 2025 | UCAS.

(3) UCAS 2026 Cycle Applicant Figures.

(4) JLL UK Student Housing overview Q4 2025.

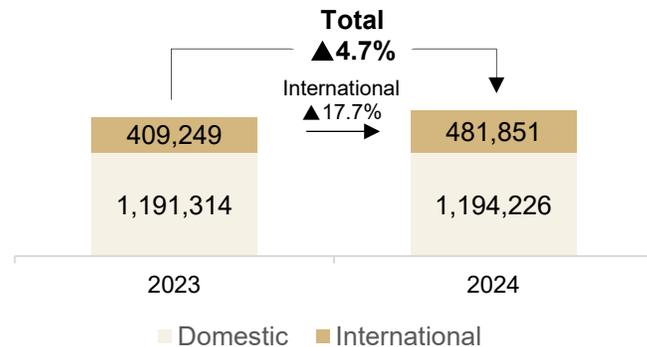
Australia PBSA

International-Led Student Growth Continues to Outpace Supply

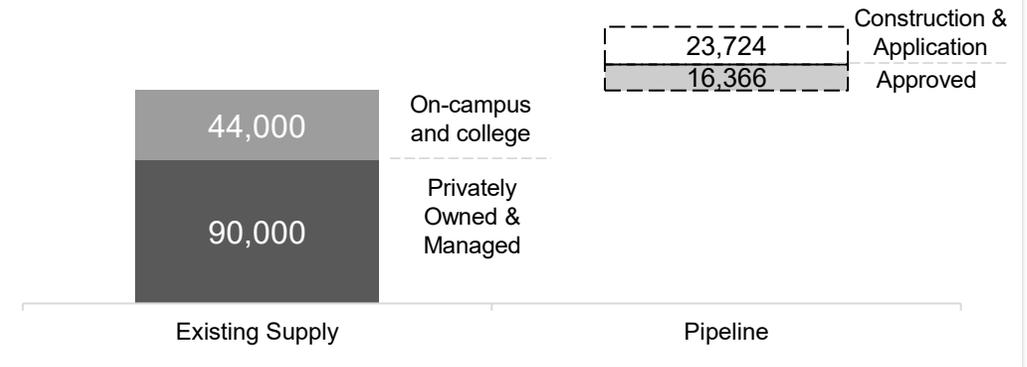
Strong international-led student growth in Australia...

295,000 cap limit (▲ 9% from 2025's limit)
for 2026 National Planning Level
New Overseas Student Commencements⁽¹⁾

Australia higher education student enrolments⁽²⁾



Australia PBSA Supply & Pipeline⁽³⁾



...continues to outpace supply, sustaining structural undersupply

06 Key Strategies



CAREIT Strategy Framework

Investment Mandate

To invest, directly or indirectly, in income-producing PBWA, PBSA and other accommodation assets globally (excluding Malaysia), as well as real estate-related assets

Key Objective

To deliver attractive and sustainable returns through stable distributions and long-term DPU and NAV growth, while maintaining an appropriate capital structure

Proactive asset management and organic growth strategy

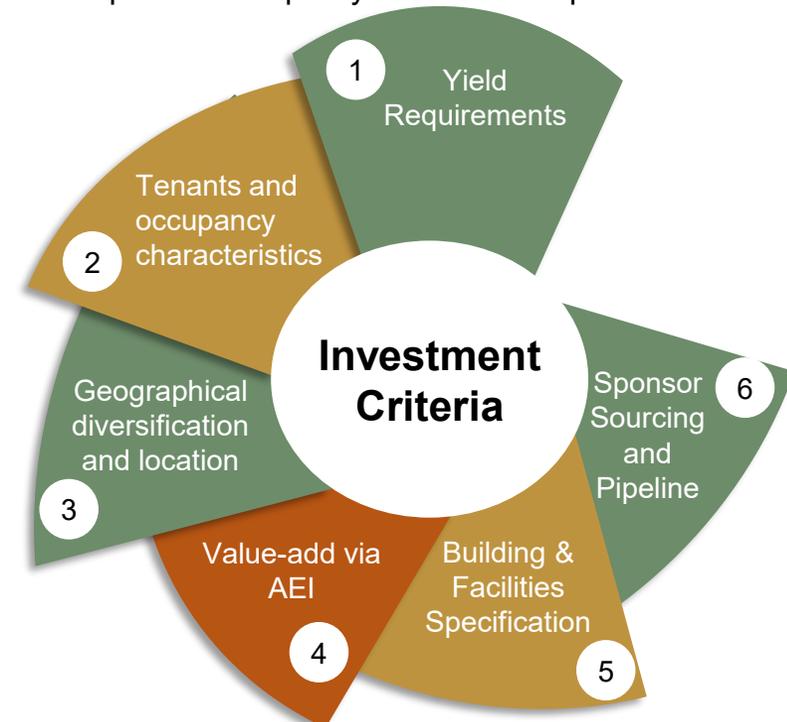
- Maintain and improve high occupancy rates and rental rates
- Implement asset enhancement initiatives and explore redevelopment opportunities
- Implement proactive marketing plans, improve operational efficiency and rationalise operating costs

Prudent capital and risk management strategy

- Optimal capital structure strategy
- Debt diversification strategy
- Proactive interest rate and currency risk management strategy

Acquisition growth strategy

- Accretive acquisitions of quality assets from Sponsor and third parties

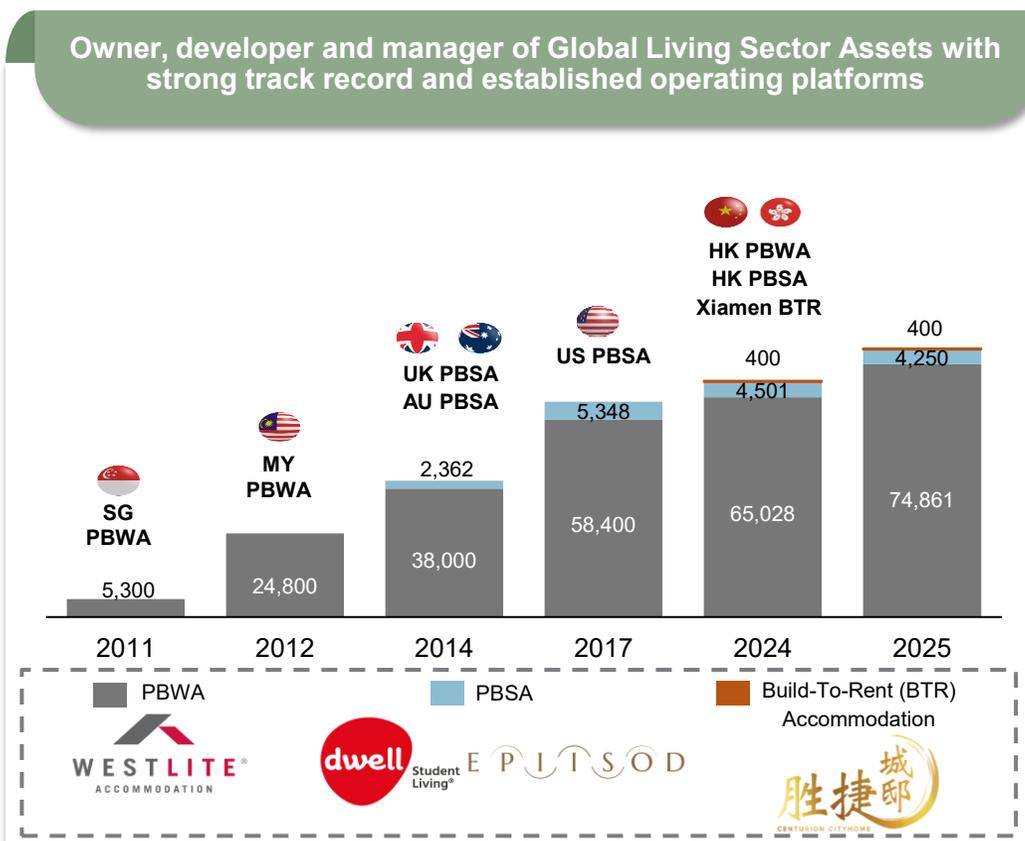


CAREIT Sponsored by Centurion Corporation Ltd

Committed and Reputable sponsor with significant unitholding to provide alignment and long-term growth visibility

Owner, developer and manager of Global Living Sector Assets with strong track record and established operating platforms

CAREIT benefits from sponsor's operating scale, local market expertise and disciplined capital recycling to support sustainable long-term growth



- Sponsor has significant 42.8% unitholding providing alignment
- Strong sourcing capabilities, demonstrated by track record of growing its portfolio across PBWA and PBSA assets
- Sponsor will grant a Right of First Refusal (ROFR) over Sponsor's stake in assets which falls within CAREIT Investment Mandate
- Clear pipeline visibility via sponsor-owned accommodation assets



The End

For enquiries, please contact:

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