CENTURION CORPORATION LIMITED
(Incorporated in the Republic of Singapore with limited liability)
(Co. Reg. No.: 198401088W)

MINUTES OF EXTRAORDINARY GENERAL MEETING

PLACE	**:**	The Glasshouse, Level 3 Andaz Hotel, 5 Fraser Street, Singapore 189354
DATE	**:**	10 September 2025 (Wednesday)
TIME	**:**	2:00 p.m.
PRESENT	**:**	As per Attendance List maintained by the Company.
IN ATTENDANCE/ BY INVITATION	**:**	As per Attendance List maintained by the Company.
CHAIRMAN OF THE MEETING	**:**	Mr. Loh Kim Kang David (Joint Chairman of the Board) presided as Chairman of the Meeting.

Unless herein defined, all capitalised terms defined in these minutes of Extraordinary General Meeting ("EGM" or "Meeting") shall have the same meaning ascribed to them in the circular dated 26 August 2025 issued by the Company to shareholders (the "Circular").

1. QUORUM

The Chairman of the Meeting ("Chairman") introduced himself and welcomed shareholders to the EGM.

There being a quorum, the Chairman declared the EGM open at 2:00 pm.

2. INTRODUCTION

The Chairman introduced the Directors (namely, Mr. Han Seng Juan, Mr. Wong Kok Hoe, Mr. Teo Peng Kwang, Mr. Owi Kek Hean, Ms. Tan Poh Hong, Mr. Lee Wei Loon, and Mr. Chan Wan Hong) as well as the Chief Executive Officer and Chief Financial Officer. The Chairman conveyed apologies on behalf of Mr. Nicholas Kong Ming Leong who was unable to attend the EGM due to a prior overseas commitment.

The Company Secretaries and the representatives of the Company's auditors, PricewaterhouseCoopers LLP, were also present at the Meeting.

3. NOTICE

The Notice of EGM dated 26 August 2025 convening the Meeting, which had been issued and published on SGXNet and the Company's corporate website, and advertised in The Business Times, was agreed to be taken as read.

Shareholders were informed that the EGM was convened to seek shareholders' approval via an Ordinary Resolution to approve the Proposed Transactions and Proposed Divestments in connection with the proposed listing of Centurion Accommodation REIT, the details of which are set out in the Circular.

Shareholders were also informed that:

❖ The completion of the Proposed Transactions is conditional on the initial public offering of Centurion Accommodation REIT and the listing and quotation of the Units taking place.

❖ In the event that the listing and quotation of the Units of Centurion Accommodation REIT does not take place, the completion of the Proposed Transactions will not occur.

4. VOTING BY WAY OF A POLL

The Chairman informed shareholders that:

(i) The motion tabled at the Meeting would be put to vote by way of a poll in accordance with Regulation 59(A) of the Company's Constitution.

(ii) Pursuant to Regulation 63(C) of the Company's Constitution, on a poll, every shareholder presents in person or by proxy or represented by corporate representative shall have one vote for every share of which he holds or represents.

(iii) Voting by poll at the Meeting would be conducted via electronic means, and poll results of the resolution would only be announced after the motion tabled had been formally proposed and seconded and voted on by way of a poll.

(iv) JCPartners PAC had been appointed as Scrutineer for the poll. B.A.C.S. Private Limited had been appointed Polling Agent.

The validity of the Proxy Forms submitted by shareholders by the submission deadline of 2:00 pm on 7 September 2025 had been verified by both the Polling Agent and the Scrutineer. The Scrutineer would also verify the votes cast by shareholders and proxyholders at the Meeting.

(v) In his capacity as Chairman of the Meeting, he had been appointed as a proxy by some shareholders, and he would be voting in accordance with their instructions.

The Chairman further informed the Meeting that voting would be opened for shareholders and duly appointed proxyholders to cast their votes during the course of the EGM using the mobile device they used to register, until voting on the resolution was declared closed by the Chairman.

A short video was played to guide shareholders and duly appointed proxyholders on how to cast their votes using mobile devices, and there were no questions raised by them.

5. QUESTIONS (IF ANY) IN RELATION TO THE ORDINARY RESOLUTION

Shareholders had been given the opportunity to submit their questions relating to the resolution to be tabled at this Meeting prior to the EGM, by 2:00 pm on 7 September 2025.

The Chairman informed the Meeting that the Company did not receive any questions from shareholders on the Proposed Transactions in connection with the proposed listing of Centurion Accommodation REIT. Shareholders would be able to ask questions during the Meeting.

The Chairman proceeded with the matter on the agenda of the Meeting.

6. RESOLUTION PROPOSED AND SECONDED

ORDINARY RESOLUTION

THE PROPOSED TRANSACTIONS IN CONNECTION WITH THE PROPOSED LISTING OF CENTURION ACCOMMODATION REIT

The item on the agenda was to consider an Ordinary Resolution to approve the Proposed Transactions and Proposed Divestments in connection with the proposed listing of Centurion Accommodation REIT.

It was noted that details of the Proposed Transactions, including summary of approval sought, rationale for, benefits and pro forma financial effects, are set out in the Circular.

The Chairman proposed –

"That the motion as set out under Ordinary Resolution in the Notice of EGM dated 26 August 2025 be and is hereby passed as an Ordinary Resolution."

The motion was seconded by Mr. Er Lian Hong.

The Chairman then invited questions from shareholders.

After dealing with questions from shareholders, the Chairman put the motion to vote by poll.

7. QUESTIONS RAISED AT THE EGM AND THE COMPANY'S RESPONSES

A summary of questions raised by shareholders at the Meeting and the responses from the Chairman and CEO were set out in the Appendix 1 attached to these minutes.

8. POLLING

Shareholders and proxyholders had been given the time to cast their votes. Thereafter, the Chairman declared the voting session for the Ordinary Resolution closed at 2:47 pm.

9. RESULTS OF POLL

The results of votes validly cast by poll, which were verified by the Scrutineer, were as follows:

ORDINARY RESOLUTION

THE PROPOSED TRANSACTIONS IN CONNECTION WITH THE PROPOSED LISTING OF CENTURION ACCOMMODATION REIT

"That:

(i) approval be and is hereby given for the proposed transactions (including the Proposed Divestments) in connection with the proposed initial public offering ("**IPO**") of Centurion Accommodation REIT (the "**Proposed Transactions**") and for the Company to be the sponsor of Centurion Accommodation REIT;

(ii) the entry into the proposed agreements (the "**Proposed Agreements**"), in the manner as described in the Circular, be and is hereby approved, confirmed and ratified (as the case may be);

(iii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Transactions; and

(iv) the directors of the Company and each of them be and are hereby authorised to complete and do (or cause to be done) all such acts and things (including executing all such documents as may be required) as they and/or he/she may consider expedient or necessary or in the interests of the Company to give effect to the Proposed Transactions, Proposed Agreements and all transactions contemplated and/or authorised by this Ordinary Resolution."

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	420,711,774	100.00%
AGAINST	7,200	0.00%
TOTAL	**420,718,974**	**100.00%**

Based on the poll results, the Chairman declared the Ordinary Resolution carried.

CONCLUSION

There being no other business to transact, the Chairman declared the EGM of the Company closed at 2:49 pm and thanked everyone for their attendance.

Confirmed as True Record of Proceedings of EGM held on 10 September 2025

[Signed]

Loh Kim Kang David
Chairman of the Meeting