

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

MINUTES OF ANNUAL GENERAL MEETING

PLACE	: Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Level 3, Meeting Room 331, Singapore 039593
DATE	: 28 April 2026 (Tuesday)
TIME	: 2:00 pm
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.

1. QUORUM

The Chairman of the Meeting (“Chairman”) introduced himself and welcomed shareholders to the Annual General Meeting of the Company (“AGM” or “Meeting”).

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

2. INTRODUCTION

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

The Company Secretaries and the Audit Partner-in-Charge from PricewaterhouseCoopers LLP were also present at the Meeting.

3. NOTICE OF AGM

The Chairman informed the shareholders that the Company’s Annual Report 2025 together with the Notice of AGM dated 6 April 2026 convening the Meeting had been published on SGXNet and the Company’s corporate website. The Notice of AGM dated 6 April 2026 has also been published in The Business Times. As the Notice of AGM dated 6 April 2026 had been made available to all shareholders for the requisite notice period, the Chairman took the Notice of AGM as read, and there were no objections from shareholders.

4. VOTING BY WAY OF A POLL

The Chairman informed shareholders that:

- (i) All motions 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 all resolutions would be announced after all motions had been 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 the Polling Agent.

The validity of the Proxy Forms submitted by shareholders by the submission deadline of 2:00 pm on 25 April 2026 has 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 shareholders that voting would be opened for shareholders and duly appointed proxyholders to cast their votes at any time during the course of the AGM using the personal mobile device they used to register at the point of registration, and they may change their votes at any time before voting on all resolutions 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 FROM SHAREHOLDERS IN RELATION TO THE ITEMS OF THE AGENDA OF THE AGM RECEIVED PRIOR TO THE AGM

Shareholders had been given the opportunity to submit their questions in relation to the items of the agenda of the Meeting prior to the AGM, by 2:00 pm on 25 April 2026.

The Chairman informed shareholders that the Company had received some questions from a few shareholders, and the Company's responses to these questions would be dealt with by the CEO during his presentation at the Meeting. Shareholders and proxyholders would be able to ask questions pertaining to the resolutions being sought during the Meeting.

6. PRESENTATION BY CEO

Before proceeding with the items on the Notice of AGM dated 6 April 2026, the Chairman invited the CEO to give his presentation.

The CEO presented (via presentation slides) the AGM 2026 Presentation (covering, *inter alia*, (i) Key Highlights, (ii) Financial Review; (iii) Portfolio and Outlook; (iv) Growth Ahead and (v) ESG Update), a copy of which is annexed to these minutes as Appendix 1; and the Company's responses to questions received from shareholders prior to the AGM as set out in the Appendix 2 attached to these minutes.

The Company had published the above-mentioned AGM 2026 Presentation on SGXNet and the Company's corporate website prior to the AGM.

The Chairman then proceeded with the ordinary business of the Meeting.

7. RESOLUTIONS PROPOSED AND SECONDED

ORDINARY BUSINESS:

DIRECTORS' STATEMENT, AUDITED FINANCIAL STATEMENTS AND AUDITORS' REPORT – ORDINARY RESOLUTION 1

The following motion was proposed by the Chairman and seconded by Mdm. Lee Yee Peng –

“That the Directors' Statement and Audited Financial Statements of the Company and its subsidiaries for the financial year ended 31 December 2025 together with the Auditors' Report thereon be received and adopted.”

The Chairman then invited questions from shareholders.

After dealing with questions from shareholders and there being no further questions/comments, the Chairman put the motion to vote by poll.

FINAL DIVIDEND – ORDINARY RESOLUTION 2

The Directors had recommended the payment of a final dividend of 2.0 Singapore cents per ordinary share, on a one-tier tax exempt basis, for the financial year ended 31 December 2025.

If approved, the dividend would be paid on 2 June 2026.

The Chairman proposed –

“That the payment of a final dividend of 2.0 Singapore cents per ordinary share, on a one-tier tax exempt basis, for the financial year ended 31 December 2025 be approved.”

The motion was seconded by Mdm. Lee Yee Peng.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

RE-ELECTION OF DIRECTORS – ORDINARY RESOLUTIONS 3 TO 5

The Chairman informed shareholders that Mr. Wong Kok Hoe, Mr. Lee Wei Loon and Mr. Frank Khoo Shao Hong, Directors of the Company who were retiring pursuant to Regulation 89 and Regulation 88 of the Company's Constitution, respectively, and being eligible for re-election, had given their consents to continue in office.

Re-election of Mr. Wong Kok Hoe – Ordinary Resolution 3

Ordinary Resolution 3 was to re-elect Mr. Wong Kok Hoe as a Director of the Company.

The Meeting noted that Mr. Wong Kok Hoe would, upon re-election, remain as Executive Director, Deputy Chairman of the Board and a member of the Executive Committee.

The motion to re-elect Mr. Wong Kok Hoe as a Director of the Company was proposed by the Chairman and seconded by Mdm. Lee Yee Peng.

Shareholders were informed that for good corporate governance practices, Mr. Wong Kok Hoe, who is also a shareholder of the Company, would voluntarily abstain from voting on this Resolution.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

Re-election of Mr. Lee Wei Loon – Ordinary Resolution 4

Ordinary Resolution 4 was to re-elect Mr. Lee Wei Loon as a Director of the Company.

The Meeting noted that Mr. Lee Wei Loon would, upon re-election, remain as Independent Non-Executive Director, Chairman of the Remuneration Committee and a member of the Audit Committee. He is considered independent for the purposes of Rule 210(5)(d) and Rule 704(8) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The Chairman proposed the motion for re-election of Mr. Lee Wei Loon as a Director of the Company, which was seconded by Mdm. Lee Mee Leng.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

Re-election of Mr. Frank Khoo Shao Hong – Ordinary Resolution 5

Ordinary Resolution 5 was to re-elect Mr. Frank Khoo Shao Hong as a Director of the Company.

The Meeting noted that Mr. Frank Khoo Shao Hong would, upon re-election, remain as Independent Non-Executive Director and a member of the Remuneration Committee. He is considered independent for the purposes of Rule 210(5)(d) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The motion to re-elect Mr. Frank Khoo Shao Hong as a Director of the Company was proposed by the Chairman and seconded by Mr. Chan Sing Yeung (Chen Xingyang).

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

NOTE RETIREMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The Chairman informed shareholders that a Director of the Company, Mr. Owi Kek Hean, who had served on the Board since 1 January 2017 and was retiring by rotation pursuant to Regulation 89 of the Company's Constitution, would not seek re-election and would retire as Independent Non-Executive Director of the Company with effect from the conclusion of the AGM, pursuant to the listing rule requirement of the Singapore Exchange Securities Trading Limited which limits the tenure of independent director to 9 years.

On behalf of the Board, the Chairman thanked Mr. Owi Kek Hean for his invaluable contributions and guidance to the Company during his tenure on the Board and extended the Board's best wishes to him for the future.

The Meeting then proceeded to deal with Ordinary Resolution 6.

DIRECTORS' FEES FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 – ORDINARY RESOLUTION 6

The Directors had recommended the payment of up to S\$551,809 as Directors' fees for the financial year ending 31 December 2026 ("FY2026") to be paid quarterly in arrears.

If approved, the Company would be authorised to make payment of fees to the Directors (including fees payable to members of the various Board Committees) during the financial year in which the fees are incurred, that is during FY2026, on a quarterly basis.

Shareholders were informed and noted that:

- (a) The base fee payable to Non-Executive Directors would be increased from S\$43,000 to S\$50,000 per annum; and the fee payable to Board Chairman would be increased from S\$43,000 to S\$50,000 per annum for FY2026 onwards, to bring these fees in line with market norms and taking into account the increase in overall responsibilities of the Directors.

- (b) The fees payable to Lead Independent Director as well as Chairmen and members of the various Board Committees remain unchanged from that of the financial year ended 31 December 2025.

Mdm. Lee Mee Leng proposed the following motion which was seconded by Mr. Bustard Vikram Raj –

“That the payment of Directors’ fees of up to S\$551,809 for the financial year ending 31 December 2026, to be paid quarterly in arrears, be approved.”

The Chairman informed shareholders that for good corporate governance practices, all Directors who are also shareholders of the Company and entitled to Directors’ fees, and/or their respective associates, would voluntarily abstain from voting on this Resolution.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

RE-APPOINTMENT OF AUDITORS – ORDINARY RESOLUTION 7

Shareholders were informed that the retiring Auditors, PricewaterhouseCoopers LLP, have expressed its willingness to accept re-appointment as Auditors of the Company.

There being no other nomination, the Chairman proposed –

“That PricewaterhouseCoopers LLP, Public Accountants and Chartered Accountants, Singapore, be re-appointed as Auditors of the Company to hold office until the conclusion of the next annual general meeting and the Directors be authorised to fix their remuneration.”

The motion was seconded by Mr. Chan Sing Yeung (Chen Xingyang).

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

ANY OTHER ORDINARY BUSINESS

As no notice of any other ordinary business had been received by the Company Secretaries, the Chairman proceeded to deal with the special business of the Meeting.

SPECIAL BUSINESS:

SHARE ISSUE MANDATE – ORDINARY RESOLUTION 8

Shareholders were asked to approve an Ordinary Resolution to authorise the Directors of the Company to issue ordinary shares in the capital of the Company, and to make or grant instruments convertible into shares, pursuant to Section 161 of the Companies Act 1967 of Singapore and Rule 806 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The Chairman proposed and Mr. Chan Sing Yeung (Chen Xingyang) seconded that the motion as set out under item 8 in the Notice of AGM dated 6 April 2026 be and is hereby passed as an Ordinary Resolution.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

RENEWAL OF SHARE PURCHASE MANDATE – ORDINARY RESOLUTION 9

Ordinary Resolution 9 was to seek shareholders' approval for the proposed renewal of the Share Purchase Mandate to enable the Company to purchase or otherwise acquire issued shares in the capital of the Company from time to time of not exceeding in aggregate 10% of the total number of issued shares of the Company (excluding treasury shares and subsidiary holdings) as at the date of the passing of this Resolution.

It was noted that details of the Share Purchase Mandate including the rationale, source of funds and financial effects are set out in the Letter to Shareholders dated 6 April 2026 accompanying the Notice of AGM dated 6 April 2026.

The Chairman proposed and Mr. Ang Chin Keong (Hong Zhenqiang) seconded that the motion as set out under item 9 in the Notice of AGM dated 6 April 2026 be and is hereby passed as an Ordinary Resolution.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

APPROVAL OF THE PROPOSED DIVIDEND *IN SPECIE* – RESOLUTION 10

Ordinary Resolution 10 was to seek shareholders' approval for the Proposed Dividend *In Specie* of units in Centurion Accommodation REIT to the shareholders of the Company.

It was noted that details of the Proposed Dividend *In Specie* are set out in the Circular to Shareholders dated 6 April 2026 accompanying the Notice of AGM dated 6 April 2026.

The Chairman proposed and Mr. Chan Sing Yeung (Chen Xingyang) seconded that the motion as set out under item 10 in the Notice of AGM dated 6 April 2026 be and is hereby passed as an Ordinary Resolution.

The Chairman then invited questions from shareholders.

There being no questions from shareholders, the Chairman put the motion to vote by poll.

8. QUESTIONS RAISED AT THE AGM AND THE COMPANY'S RESPONSES

A summary of questions raised by shareholders at the AGM and the responses from the Chairman and CEO were set out in the Appendix 2 attached to these minutes.

9. POLLING

The Chairman reminded shareholders and duly appointed proxyholders to cast their votes if they had not already done so, and that voting would remain open for a further two (2) minutes.

Shareholders and proxyholders had been given the time to cast their votes. Thereafter, the Chairman declared the voting session for all resolutions closed at 3:17 pm.

10. RESULTS OF POLL

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

Ordinary Resolution 1

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	678,693,830	100.00%
AGAINST	31,400	0.00%
TOTAL	678,725,230	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 1 carried, and it was RESOLVED:

“That the Directors’ Statement and Audited Financial Statements of the Company and its subsidiaries for the financial year ended 31 December 2025 together with the Auditors’ Report thereon be received and adopted.”

Ordinary Resolution 2

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	679,495,930	99.97%
AGAINST	221,200	0.03%
TOTAL	679,717,130	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 2 carried, and it was RESOLVED:

“That the payment of a final dividend of 2.0 Singapore cents per ordinary share, on a one-tier tax exempt basis, for the financial year ended 31 December 2025 be approved.”

Ordinary Resolution 3

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	670,805,608	98.69%
AGAINST	8,872,522	1.31%
TOTAL	679,678,130	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 3 carried, and it was RESOLVED:

“That Mr. Wong Kok Hoe be re-elected a Director of the Company.”

Ordinary Resolution 4

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	678,205,676	99.79%
AGAINST	1,435,554	0.21%
TOTAL	679,641,230	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 4 carried, and it was RESOLVED:

“That Mr. Lee Wei Loon be re-elected a Director of the Company.”

Ordinary Resolution 5

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	679,184,530	99.93%
AGAINST	442,200	0.07%
TOTAL	679,626,730	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 5 carried, and it was RESOLVED:

“That Mr. Frank Khoo Shao Hong be re-elected a Director of the Company.”

Ordinary Resolution 6

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	71,917,308	99.74%
AGAINST	186,600	0.26%
TOTAL	72,103,908	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 6 carried, and it was RESOLVED:

“That the payment of Directors’ fees of up to S\$551,809 for the financial year ending 31 December 2026, to be paid quarterly in arrears, be approved.”

Ordinary Resolution 7

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	676,649,065	99.56%
AGAINST	3,001,165	0.44%
TOTAL	679,650,230	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 7 carried, and it was RESOLVED:

“That PricewaterhouseCoopers LLP, Public Accountants and Chartered Accountants, Singapore, be re-appointed as Auditors of the Company to hold office until the conclusion of the next annual general meeting and the Directors be authorised to fix their remuneration.”

Ordinary Resolution 8

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	644,941,118	94.92%
AGAINST	34,507,012	5.08%
TOTAL	679,448,130	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 8 carried, and it was RESOLVED:

“That pursuant to Section 161 of the Companies Act 1967 of Singapore (the “**Companies Act**”) and Rule 806 of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Directors of the Company be authorised and empowered to:

- A. (i) issue shares in the capital of the Company (“**shares**”) whether by way of rights, bonus or otherwise, and/or
- (ii) make or grant offers, agreements or options (collectively, “**Instruments**”) that might or would require shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors of the Company may in their absolute discretion deem fit; and

- B. (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue shares in pursuance of any Instruments made or granted by the Directors of the Company while this Resolution was in force,

provided that:

- (1) the aggregate number of shares to be issued pursuant to this Resolution (including shares to be issued in pursuance of the Instruments made or granted pursuant to this Resolution) shall not exceed fifty percent (50%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of shares to be issued other than on a *pro rata* basis to shareholders of the Company shall not exceed twenty percent (20%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) (as calculated in accordance with sub-paragraph (2) below);

- (2) (subject to such manner of calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of shares that may be issued under sub-paragraph (1) above, the percentage of issued shares shall be based on the total number of issued shares (excluding treasury shares and subsidiary holdings) at the time this Resolution is passed, after adjusting for:
- (a) new shares arising from the conversion or exercise of any convertible securities or share options or vesting of share awards which were issued and are outstanding or subsisting at the time this Resolution is passed; and
 - (b) any subsequent bonus issue, consolidation or subdivision of shares;
- (3) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and
- (4) (unless revoked or varied by the Company in general meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next AGM of the Company or the date by which the next AGM of the Company is required by law to be held, whichever is the earlier.”

Ordinary Resolution 9

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	679,426,214	100.00%
AGAINST	11,200	0.00%
TOTAL	679,437,414	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 9 carried, and it was RESOLVED:

“That:

- (a) for the purposes of the Companies Act, the exercise by the Directors of all the powers of the Company to purchase or otherwise acquire issued shares in the capital of the Company from time to time of not exceeding in aggregate the Prescribed Limit (as hereinafter defined) at the price of up to but not exceeding the Maximum Price (as hereinafter defined), whether by way of:
 - (i) on-market purchases (each a “**Market Purchase**”) on the SGX-ST, through the ready markets, through one or more duly licensed stock brokers appointed by the Company for such purpose; and/or

- (ii) off-market purchases (each an “**Off-Market Purchase**”) effected in accordance with any equal access scheme(s) as may be determined or formulated by the Directors of the Company as they may consider fit, which scheme(s) shall satisfy all the conditions prescribed by the Companies Act,

and otherwise in accordance with all other laws and regulations, including but not limited to the provisions of the Companies Act and the Listing Manual of the SGX-ST, as may for the time being be applicable, be and is hereby authorised and approved generally and unconditionally (the “**Share Purchase Mandate**”);

- (b) unless revoked or varied by the Company in a general meeting, the authority conferred on the Directors of the Company pursuant to the Share Purchase Mandate may be exercised by the Directors of the Company at any time and from time to time during the period commencing from the date of the passing of this Resolution and expiring on the earliest of:

- (i) the date on which the next AGM of the Company is held; or
- (ii) the date by which the next AGM of the Company is required by law to be held; or
- (iii) the date on which the purchases of shares by the Company have been carried out to the full extent mandated;

- (c) for the purpose of this Resolution:

“**Prescribed Limit**” means ten percent (10%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) of the Company as at the date of the passing of this Resolution; and

“**Maximum Price**” in relation to a share to be purchased, means an amount (excluding brokerage, stamp duties, commission, applicable goods and services tax and other related expenses) not exceeding:

- (i) in the case of a Market Purchase, one hundred and five percent (105%) of the Average Closing Price (as hereinafter defined); and
- (ii) in the case of an Off-Market Purchase, one hundred and twenty percent (120%) of the Average Closing Price,

where:

“**Average Closing Price**” means the average of the closing market prices of a share of the Company over the last five (5) Market Days (“**Market Day**” being a day on which the SGX-ST is open for securities trading), on which transactions in the shares of the Company were recorded, immediately preceding the date of making the Market Purchase, or, as the case may be, the date of making an announcement for an offer pursuant to the Off-Market Purchase, and deemed to be adjusted for any corporate action that occurs during the relevant five (5) Market Days and the day on which the purchases are made or, as the case may be, the date of making an announcement for an offer pursuant to the Off-Market Purchase;

“**date of making an announcement for an offer**” means the date on which the Company announces its intention to make an offer for an Off-Market Purchase, stating therein the purchase price (which shall not be more than the Maximum Price for an Off-Market Purchase calculated on the foregoing basis) for each share and the relevant terms of the equal access scheme for effecting the Off-Market Purchase; and

- (d) the Directors of the Company and each of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) as they or he/she may consider expedient, necessary, incidental or in the interest of the Company to give effect to the transactions contemplated and/or authorised by this Resolution.”

Ordinary Resolution 10

	Number of votes cast	As a percentage of total number of votes for and against the resolution
FOR	679,225,930	99.97%
AGAINST	221,200	0.03%
TOTAL	679,447,130	100.00%

Based on the poll results, the Chairman declared Ordinary Resolution 10 carried, and it was RESOLVED:

“That:

- (a) approval be and is hereby given for the Company to make a distribution (the “**Proposed Dividend In Specie**”) of up to 84,077,862 units in Centurion Accommodation REIT (the “**CAREIT Units**”) to the shareholders of the Company (the “**Shareholders**” and each a “**Shareholder**”), by way of a dividend *in specie* to all Shareholders as at a time and date to be determined for the purposes of determining the entitlement of the Shareholders to the Proposed Dividend *In Specie* (the “**Record Date**” and such Shareholders who hold shares in the capital of the Company as at the Record Date, the “**Entitled Shareholders**”), fractional entitlements to be disregarded, free of encumbrances and together with all rights attaching thereto on and from the date the Proposed Dividend *In Specie* is completed, on and subject to the terms set out in the Company’s Circular to Shareholders in relation to the Proposed Dividend *In Specie* of Units in Centurion Accommodation REIT to Shareholders dated 6 April 2026 (“**Circular to Shareholders on the Proposed Dividend In Specie**”), except that for practical reasons and in order to avoid violating applicable securities laws outside Singapore, or where the Directors of the Company are of the view that such distribution may infringe any foreign law or may necessitate compliance with conditions or requirements which the Directors of the Company, in their absolute discretion, regard as onerous or impracticable by reason of costs, delay or otherwise, the Directors of the Company reserve the discretion not to distribute the CAREIT Units to any Entitled Shareholder whose registered address for the service of the notices and/or documents as at the Record Date (as appearing in the Depository Register maintained by The Central Depository (Pte) Limited) is not in Singapore (the “**Overseas Shareholder**”) and to deal with such CAREIT Units in the manner set out in sub-paragraph (b) below;

- (b) where the Directors of the Company decide not to distribute the CAREIT Units to any Overseas Shareholders, arrangements be made for the distribution of the CAREIT Units which would otherwise be distributed to such Overseas Shareholders pursuant to the Proposed Dividend *In Specie* to such person(s) as the Directors of the Company may appoint to sell such CAREIT Units and thereafter the net proceeds of such sale, after deducting for all dealings and other expenses in connection therewith, shall be distributed proportionately among such Overseas Shareholders according to their respective entitlements to the CAREIT Units as at the Record Date in full satisfaction of their rights to the CAREIT Units which they would otherwise have become entitled to under the Proposed Dividend *In Specie*;
- (c) the Directors of the Company and each of them be and are hereby authorised to determine the amount to be appropriated out of the retained profits of the Company to meet the amount of the dividend to be declared; and
- (d) the Directors of the Company and each of them be and are hereby authorised to do all acts and things and to execute all such documents (including, but not limited to, any transfer form(s) for and on behalf of any Shareholder for the purposes of effecting the Proposed Dividend *In Specie*) as they or he/she may consider necessary or expedient to give effect to the transactions contemplated and/or authorised by this Resolution.”

11. CONCLUSION

There being no other business to transact, the Chairman declared the AGM closed at 3:26 pm and thanked everyone for their attendance.

Confirmed as True Record of Proceedings of AGM held on 28 April 2026

[signed]

Loh Kim Kang David
Chairman of the Meeting