Centurion Corporation

Investor Presentation

24 August 2026

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This Presentation should be read in conjunction with the Company's Unaudited Financial Statements for the six months ended 30 June 2026, the Company's Audited Consolidated Financial Statements for the financial year ended 31 December 2025 and 31 December 2024 and 1H Business Updates for the period ended 30 June 2026.

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Contents

Company Overview

Centurion owns, develops, and manages
Living Sector assets across five countries globally

Core business segments

Purpose-Built Worker Accommodation (PBWA)

Purpose-Built Student Accommodation (PBSA)

New business segments

Build-To-Rent (BTR)

Key Worker Accommodation (KWA)

- Leading owner, developer and operator of Living Sector assets globally – pioneer in specialised accommodation since 2011
- Living sector assets are **resilient asset classes** with strong fundamentals and track record of consistent earnings and cash flow

Key 1H 2026 **Milestones & Achievements**

Key Milestone

Entry into

Key Worker Accommodation

A new living accommodation segment, adjacent to the Group's core PBWA business

- KWA provides managed accommodation for essential workers in the mining and related construction, energy and healthcare industries
- Entered with two operational assets in the Pilbara region, Western Australia
- The Group is exploring further KWA opportunities in Australia and other markets

Inclusion in Key Market Indices

SGX

iEdge Singapore Next 50 Index

iEdge SG Real Estate Developers & Operators Index

Bloomberg

Bloomberg Singapore Small Cap Index

FTSE RUSSELL An LSEG Business

FTSE ASEAN All-Share Index

MORNINGSTAR

Morningstar Developed Markets GR KRW

MSCI

MSCI Small Cap Index

Living Sector **Assets Under Management**

S$3.1b
Assets Under Management^

c.**85,528**
operational beds and apartments

43
operational properties

15 cities
in 5 countries

United Kingdom
2,777 beds / 98%*

HK SAR, China
539 beds / 70%*
114 beds / 98%*

Xiamen, China
400 apartments / 85%*

Malaysia
36,006 beds / 73%*

Singapore
43,938 beds / 94%*^

Australia
1,629 beds / 95%*
125 beds

Established brands & management platforms drive portfolio performance & asset-light growth

Purpose-Built Worker Accommodation (PBWA)
WESTLITE ACCOMMODATION

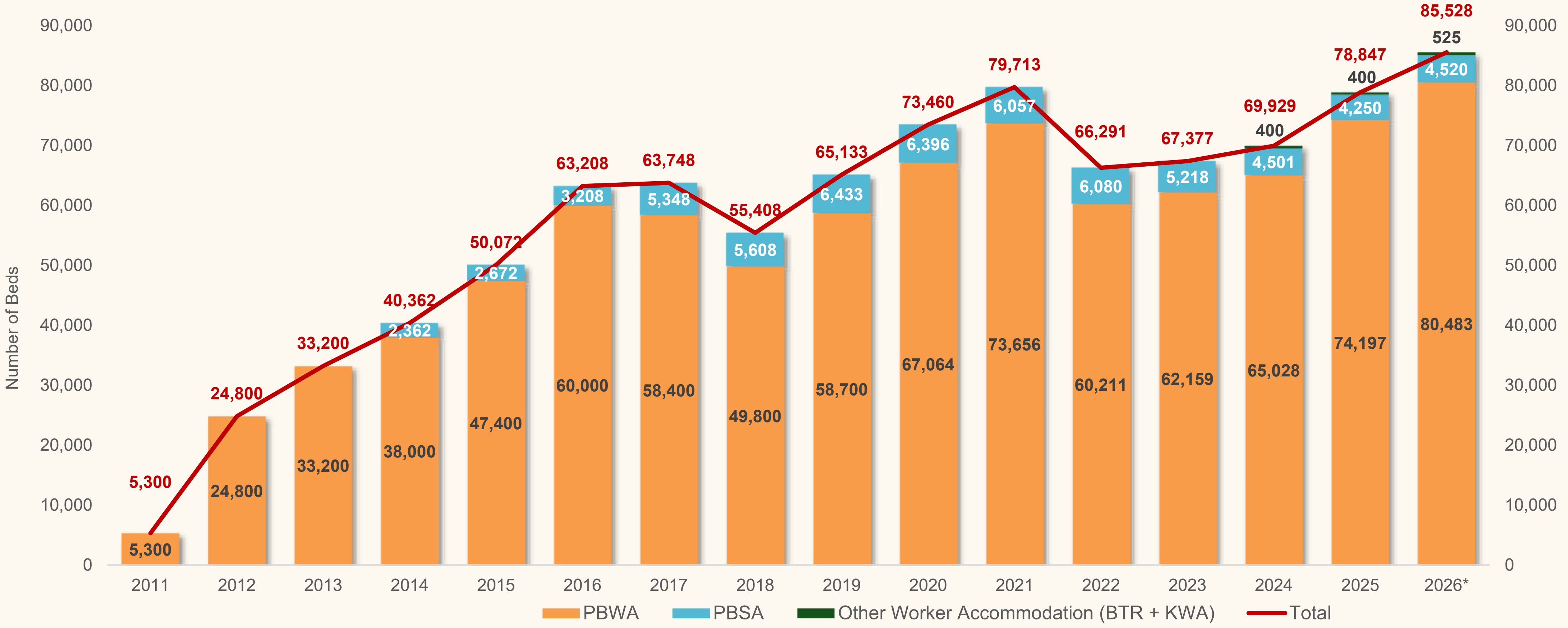
Purpose-Built Student Accommodation (PBSA)
dwell Student Living
EPISOD

Other Worker Accommodation (Build to Rent + Key Worker Accommodation)

^ Excludes 3rd party managed assets.
* Average financial occupancy in 1H 2026; excludes third-party managed assets

Assets Under Management Growth

Across Owned, Operated and Managed Assets



* As at 30 June 2026. Includes MEC which retained c.1,980 beds; and the acquisition of 1 KWA asset of c.125 beds in Pilbara, Western Australia

Portfolio Capacity Growth by Asset Class and Geography

c.6,141 beds were added to the portfolio in 1H 2026 | Net bed capacity growth in FY 2026 is expected to be **c.6,462 beds**

Segment	Market	30 Jun 2026	2026F	2027F	2028F
PBWA	Singapore[6]	43,938	43,938	44,478[1]	51,478[7]
	Malaysia	36,006	36,006	36,006	36,006
	HK SAR, China	539	539	539	539
PBSA	United Kingdom	2,777	2,777	2,777	3,002[3]
	Australia	1,629	1,629	2,455[2]	2,927[2]
	HK SAR, China	114	114	114	114
BTR	Xiamen, China	400	400	400	400
	Hong Kong	–	–	32[4]	32
KWA	Pilbara, Western Australia	125	446[5]	446	446
TOTAL		**85,528**	**85,849**	**87,247**	**94,944**

[1] New c.540-bed block at Westlite Ubi, operational-ready 4Q 2027. [2] 2027F adds EPIISOD Flemington c.644 (2Q 2027) and EPIISOD Fairway, Crawley c.182 (3Q 2027); 2028F adds EPIISOD Stirling c.472 (1Q 2028). [3] EPIISOD Euston, London c.225 (4Q 2028). [4] Yee On Building, Causeway Bay c.32 (1Q 2027). [5] Velocity Karratha c.321 beds contributing from2H 2026. [6] Includes 2 third-party managed assets (c.2,040 beds): Jurong Island c.540 and Gul Drive c.1,500. [7] c.7,000 beds from Kranji Close PBWA (3Q 2028)

Portfolio by **Owned and Managed Assets**

- Purpose-Built Worker Accommodation (PBWA)
- Purpose-Built Student Accommodation (PBSA)
- Other Worker Accommodation (BTR and KWA)

Owned & Operated Assets — 25 Assets — 53,118 beds — AUM $0.9b

Singapore	**15,156 beds**
ASPRI-Westlite Papan	7,900 beds
Westlite Kranji Way	1,300 beds
Westlite Tuas Avenue 2	1,224 beds
Westlite Tuas South Boulevard	628 beds
Westlite Jalan Tukang	4,104 beds
Malaysia	**36,006 beds**
Westlite Bukit Minyak	3,321 beds
Westlite PKNS Petaling Jaya	6,044 beds
Westlite Tampoi	5,790 beds
Westlite Johor Tech Park	4,350 beds
Westlite Senai	1,980 beds
Westlite Senai II	3,700 beds
Westlite Pasir Gudang	1,952 beds
Westlite Tebrau	1,786 beds
Westlite Permas Jaya	2,400 beds
Westlite Desa Cemerlang	1,540 beds
Westlite Kempas	1,260 beds
Westlite Senai Airport City	1,088 beds
Westlite Pasir Gudang II	795 beds

HKSAR, China	**539 beds**
Westlite Sheung Shui	539 beds
HKSAR, China	**114 beds**
Dwell Prince Edward	51 beds
Dwell Ho Man Tin	63 beds
Australia	**597 beds**
Dwell Village Melbourne City	597 beds
Pilbara, Australia	**125 beds**
Concorde South Hedland	125 beds
United Kingdom	**181 beds**
Dwell Garth Heads	181 beds
Xiamen, China	**400 apartments**
Centurion-CityHome Gaolin	400 apartments

Managed Assets — 18 Assets — 32,410 beds — AUM $2.2b[1]

Private Funds

United Kingdom#	**129 beds**
Dwell Castle Gate Haus	129 beds

Third-Party Assets

Singapore	**2,040 beds**
Jurong Island	540 beds
Gul Drive	1,500 beds

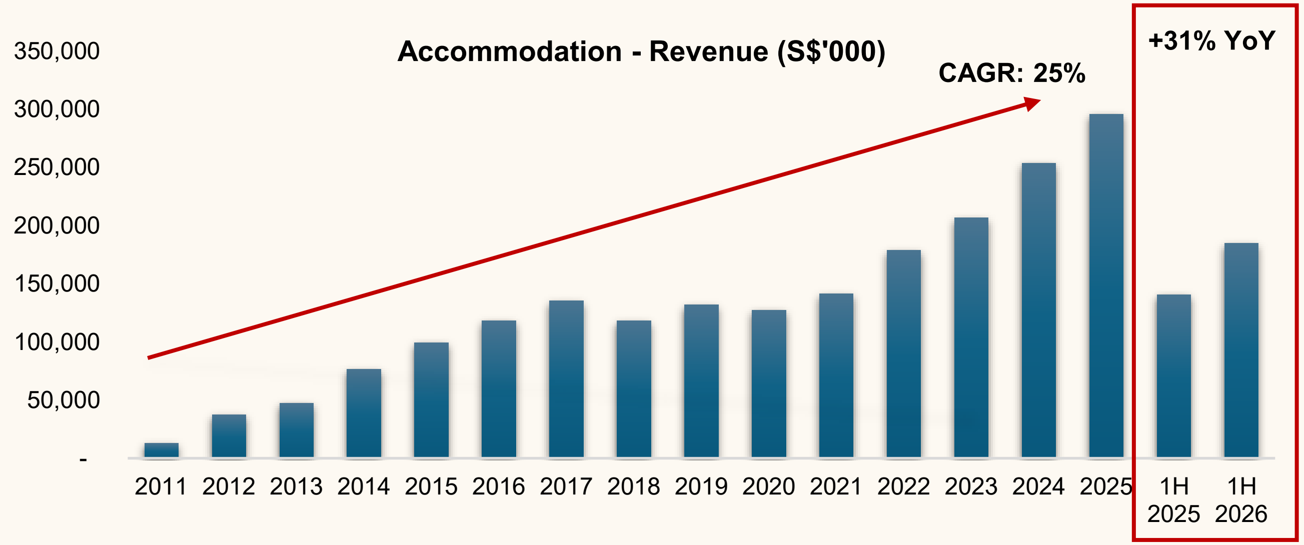
CAREIT Portfolio^

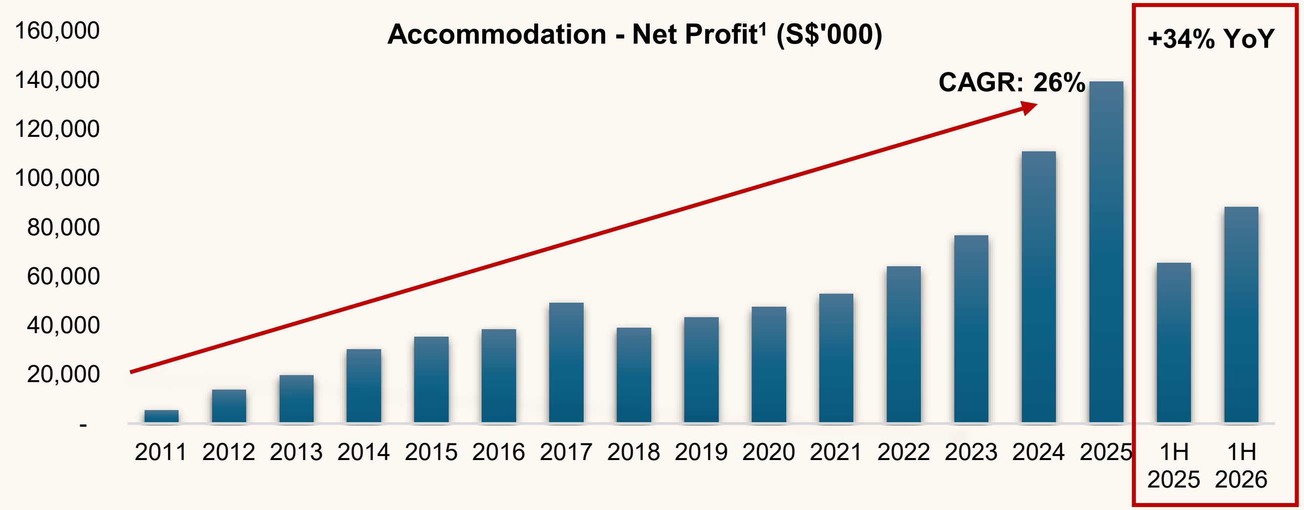
Singapore	**26,742 beds**
Westlite Toh Guan	9,094 beds
Westlite Mandai	9,986 beds
Westlite Woodlands	4,100 beds
Westlite Juniper	1,912 beds
Westlite Ubi	1,650 beds
United Kingdom	**2,467 beds**
Dwell MSV	982 beds
Dwell MSV South	362 beds
Dwell The Grafton	145 beds
Dwell Weston Court	140 beds
Dwell Princess Street	126 beds
Dwell Cathedral Campus	383 beds
Dwell Archer House	177 beds
Dwell Hotwells House	152 beds
Australia	**1,032 beds**
Dwell East End Adelaide	300 beds
EPIISOD Macquarie Park Sydney	732 beds

^ CAREIT's portfolio bed count as of 30 June 2026, including c.1,980 beds retained at Westlite Mandai following FEDA approval in May 2026.
# Held by Centurion Student Accommodation Fund, which is 14.3% owned by Centurion Overseas Investments Pte. Ltd.
[1] AUM excludes third-party managed assets.

Robust Financial Growth of Accommodation Business

Through-cycle growth in earnings shows the resilience of the Group's accommodation business





Strong topline performance

- **Year-On-Year growth of 31%** in revenue in 1H 2026, compared to 1H 2025
- **Robust long-term growth in revenue with a CAGR of 25%** from 2011 – 2025

Resilient earnings growth

- **Year-On-Year earnings growth of 34%** in 1H 2026, compared to 1H 2025
- **Resilient long-term earnings growth** with a **CAGR of 26%** from 2011 – 2025

[1] From core business operations

Experienced Board of Directors

Board of Directors					
	**Mr Loh Kim Kang David** *Executive Director and Joint Chairman*	▪ Appointed as Non-Executive Director on 8 May 2015, appointed as Joint Chairman of the Board on 13 November 2019, re-designated to Executive Director on 1 March 2021, appointed as a Chairman of the Executive Committee on 1 January 2022 and last re-elected a Director of the Company on 28 April 2025 ▪ Responsible for participating in the formulation of corporate and business strategies and leads the execution of strategic growth plans of the Group		**Mr Han Seng Juan** *Non-Executive Director and Joint Chairman*	▪ Appointed as Non-Executive Director on 8 May 2015, appointed as Joint Chairman of the Board on 13 November 2019. He was appointed a member of Executive Committee on 1 January 2022 and last re-elected a Director of the Company on 26 April 2024. ▪ Responsible for participating in the formulation of corporate and business strategies.
	**Mr Wong Kok Hoe** *Executive Director and Deputy Chairman*	▪ First joined the Company on 1 August 2011 as a Non-Executive Director and Chairman of the Board. On 13 November 2019, re-designated from Non-Executive Director to Executive Director and appointed as Deputy Chairman of the Board. He was appointed a member of the Executive Committee on 1 January 2022. Mr. Wong was last re-elected a Director of the Company on 28 April 2026 ▪ Oversees the Group's operations and implementation of the Company's business strategies and development new business opportunities for the Group		**Mr Teo Peng Kwang Kelvin** *Executive Director Chief Operating Officer – Accommodation Business*	▪ Appointed as Chief Operating Officer of the Group's accommodation business in August 2011 and an Executive Director of the Company on 8 May 2018. He was appointed a member of the Executive Committee on 1 January 2022. He was last re-elected a Director of the Company on 28 April 2025. ▪ Presently responsible for the day-to-day operations and expansion of the Group's accommodation business. He also assists the Chief Executive Officer in the Group's growth and strategic planning.
	**Ms Tan Poh Hong** *Lead Independent Director*	▪ Appointed as an Independent Non-Executive Director of the Company on 8 May 2018 and as Lead Independent Director on 12 February 2026. She is also the Chairman of the Audit Committee and a member of the Nominating Committee. She was last re-elected a Director of the Company on 28 April 2025. ▪ Previously served as the Chief Executive Officer of Agri-Food & Veterinary Authority of Singapore from May 2009 to September 2017 and was responsible for the implementation of the organisation's policies and strategies.		**Mr Lee Wei Loon** *Independent Non-Executive Director*	▪ Appointed as an Independent Non-Executive Director of the Company on 13 November 2019. Mr. Lee is also the Chairman of the Renumeration Committee and a member of the Audit Committee. He was last re-elected a Director of the Company on 28 April 2026. ▪ Appointed as the Chief Executive Officer and Executive Director of CSOP Asset Management Pte Ltd since 10 March 2025.
	**Mr Nicholas Kong Ming Leong** *Independent Non-Executive Director*	▪ Appointed as an Independent Non-Executive Director of the Company on 1 January 2024. He is also the Chairman of the Nominating Committee and a member of the Audit Committee. Mr. Kong was last re-elected a Director of the Company on 26 April 2024 ▪ Previously served as Chief Investment Officer at the NUS Investment Office for 15 years		**Mr Chan Wan Hong** *Independent Non-Executive Director*	▪ Appointed as an Independent Non-Executive Director of the Company on 1 January 2024. He is also a member of the Remuneration Committee and Nominating Committee. Mr. Chan was last re-elected a Director of the Company on 26 April 2024 ▪ Extensive experience in mergers and acquisitions, private equity and venture capital investments, corporate finance and capital markets. He advises extensively on equity and quasi-equity investments in companies and businesses, as well as initial public offerings, secondary fund raising and other corporate actions by listed issuers
	**Mr Frank Khoo Shao Hong** *Independent Non-Executive Director*	▪ Appointed as an independent non-executive Director of the Company and a member of the Remuneration Committee on 12 February 2026. Mr Khoo was last re-elected a Director of the Company on 28 April 2026. ▪ Previously served as Group Chief Investment Officer of City Developments Limited and was a member of its Executive Committee from February 2018 to 30 September 2022			

Prudent Management Team

Management Team

Mr Loh Kim Kang David
Executive Director and Joint Chairman

- Appointed as Non-Executive Director on 8 May 2015, appointed as Joint Chairman of the Board on 13 November 2019, re-designated to Executive Director on 1 March 2021, appointed as a Chairman of the Executive Committee on 1 January 2022 and last re-elected a Director of the Company on 28 April 2025
- Responsible for participating in the formulation of corporate and business strategies and leads the execution of strategic growth plans of the Group

Mr Wong Kok Hoe
Executive Director and Deputy Chairman

- First joined the Company on 1 August 2011 as a Non-Executive Director and Chairman of the Board. On 13 November 2019, re-designated from Non-Executive Director to Executive Director and appointed as Deputy Chairman of the Board. He was appointed a member of the Executive Committee on 1 January 2022. Mr. Wong was last re-elected a Director of the Company on 28 April 2026
- Oversees the Group's operations and implementation of the Company's business strategies and development new business opportunities for the Group

Mr Kong Chee Min
Chief Executive Officer

- Appointed as the Chief Executive Officer of the Group in August 2011 and appointed as member of the Executive Committee on 1 January 2022
- Responsible for the overall management of the Group's operations, implementation of business strategies and the long-term growth objectives approved by the Board
- Prior to appointment as Chief Executive Officer, he was the Regional Chief Executive Officer and Finance Director of the Group. He also assisted the former Group Chief Executive Officer in managing and driving the strategic development and growth of the Group's optical disc business

Ms Foo Ai Huey
Chief Financial Officer

- Appointed as the Chief Financial Officer after the Group enlarged its principal business activities to include the accommodation business
- Previously the Group's Finance Manager since she joined the Company in April 2000.
- Currently heads the finance team and manages the full spectrum of finance and management reporting requirements
- Has over three decades of finance and accounting related experience covering financing, internal audit, taxation, internal control, financial accounting, cost and management accounting in the accommodation, manufacturing, service and healthcare industries

Mr Teo Peng Kwang Kelvin
Executive Director Chief Operating Officer – Accommodation Business

- Appointed as Chief Operating Officer of the Group's accommodation business in August 2011 and an Executive Director of the Company on 8 May 2018. He was appointed a member of the Executive Committee on 1 January 2022. He was last re-elected a Director of the Company on 28 April 2025
- Presently responsible for the day-to-day operations and expansion of the Group's accommodation business. He also assists the Chief Executive Officer in the Group's growth and strategic planning

Mr Ho Lip Chin
Chief Investment Officer – Accommodation Business

- Joined the Group in January 2012 as Director, Investments before his appointment as Chief Investment Officer of Accommodation Business in 2015
- Responsible for growing the Group's accommodation business and assists in the Group's strategic planning activities
- Over 25 years of experience in the real estate and hospitality industries globally

Mr Leong Siew Fatt
Head, Student Accommodation Business

- Joined the Group in 1993 as an engineer and is currently the Head of Student Accommodation Business
- Responsible for the overall management of the Group's student accommodation business across the United Kingdom, United States, Australia, Hong Kong, as well as Built-to-Rent (BTR) accommodation in China
- Previously responsible for the operations of the Group's worker accommodation in Malaysia as well as the technical and manufacturing operations of the Group's Optical Disc business. He has extensive technical, operational and management experience spanning over 33 years

Summary of Key Competitive Strengths

1. Diversified Portfolio in Different Geographical Locations and Asset Types
2. Robust Brand Positioning
3. Quality Assets in Good Locations Supported by Stable Demand and Supply Dynamics
4. Resilient Portfolio with Proven Track Record of Growth and Stable Operating Cash Flows
5. Broad Base of Credible Customers across Multiple Industries
6. Experienced and Prudent Management Team

Our Purpose-Built Worker and Student Accommodation

Portfolio Overview

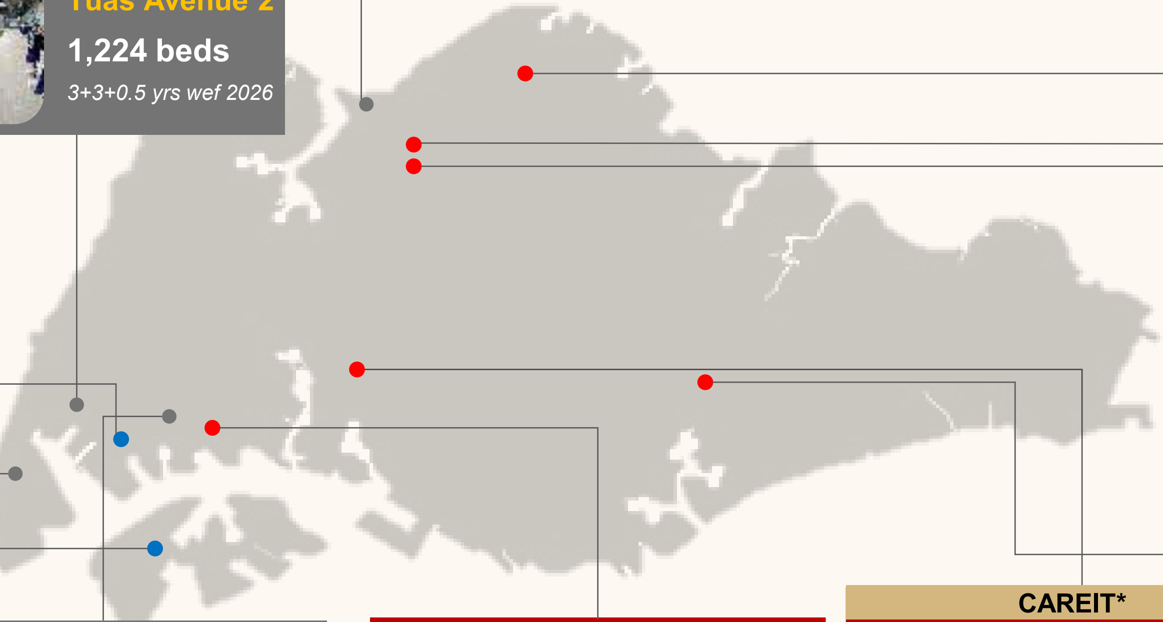
Worker Accommodation Portfolio – **Singapore**

6 Purpose-Built Dormitories (PBD) assets with c.**34,642 beds**

4 Quick Build Dormitories (QBD) assets with c.**7,256 beds**

2 Third-Party Managed assets with c.**2,040 beds**

Total Capacity: c.**43,938 beds** **Occupancy: 94%**[1]



Westlite
Kranji Way
1,300 beds
3+1+2.3 yrs wef 2020

CAREIT*

Westlite
Woodlands
4,100 beds
30 yrs wef 2013

Westlite
Tuas Avenue 2
1,224 beds
3+3+0.5 yrs wef 2026

Westlite
Tuas South Boulevard
628 beds
3+1+2.3 yrs wef 2021

CAREIT*

Westlite
Juniper
1,912 beds
50 yrs wef 2025

Managed for 3rd Party Owners

Jurong Island
540 beds

CAREIT*

Westlite
Mandai
9,986 beds^
32+30 yrs wef 2025

Managed for 3rd Party Owners

Gul Drive
1,500 beds

Westlite
Jalan Tukang
4,104 beds
3+1+1.9 yrs wef 2021

ASPRI-Westlite
Papan (51% owned)
7,900 beds
23 yrs wef 2015

CAREIT*

Westlite
Toh Guan
9,094 beds
60 yrs wef 1997

CAREIT*

Westlite **Ubi**
1,650 beds
30 yrs wef 2023

Red = Purpose-Built Dormitories
Grey = Quick Build Dormitories
Blue = Third-party assets

[1] Average financial occupancy in 1H 2026; excludes third-party managed assets
* Centurion holds 38.25% of the units in CAREIT
^ Includes c.1,980 beds under Mandai Expanded Capacity, retained at Westlite Mandai till 31 December 2030; FEDA received in May 2026

Worker Accommodation Portfolio – **Malaysia**

13 operating assets* with capacity of c.**36,006 beds** **Occupancy: 73%**

Westlite
PKNS Petaling Jaya
6,044 beds
21+9 yrs wef 2020

Westlite
Bukit Minyak
3,321 beds
15 yrs wef 2024

Westlite
Tampoi
5,790 beds
15 yrs wef 2024

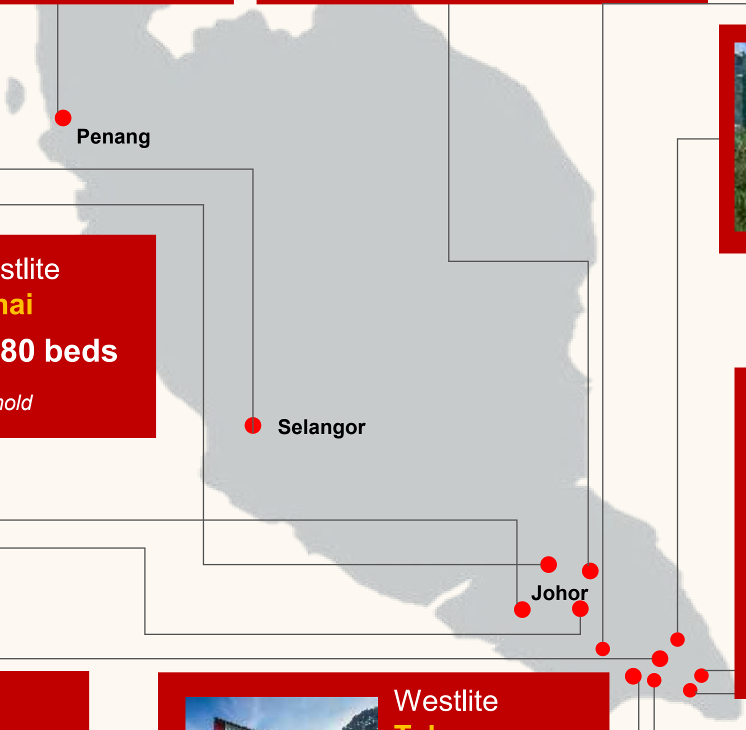
Westlite
Senai Airport City
Formerly Harum Megah Senai Airport City
1,088 beds
freehold

Westlite
Senai II
3,700 beds
freehold

Westlite
Desa Cemerlang
Formerly Harum Megah Desa Cemerlang
1,540 beds
freehold

Westlite
Permas Jaya
Formerly Harum Megah Permas Jaya
2,400 beds
freehold

Westlite
Senai
1,980 beds
freehold



Westlite
Pasir Gudang II*
Formerly Harum Megah Cendana Block 6 & 21
795 beds
99 years wef 1994

Westlite
Johor Tech Park
4,350 beds
99 yrs wef 2013

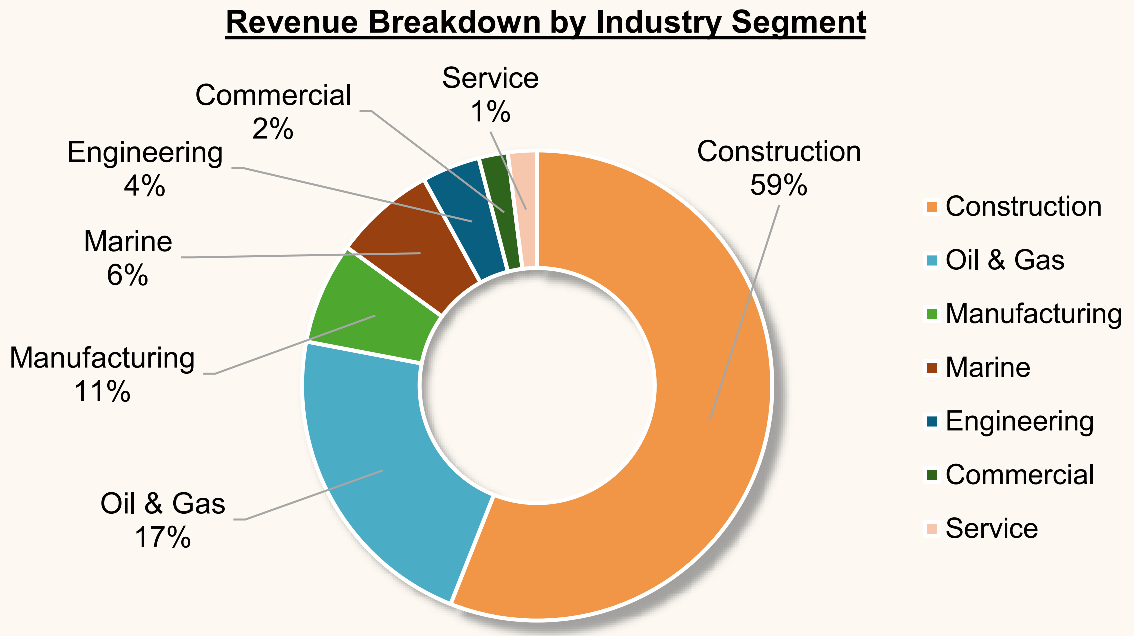
Westlite
Pasir Gudang
1,952 beds
1,776 beds (99 yrs wef 1986)
176 beds (6+3 yrs wef 2019)

Westlite
Tebrau
1,786 beds
60 yrs wef 2000

Westlite
Kempas
Formerly Harum Megah Kempas
1,260 beds
freehold

* Harum Megah Cendana 6 and Harum Megah Cendana 21 have been consolidated into a single asset, Westlite Pasir Gudang II, for operational efficiency. Reflects a reduction of 114 beds with the renewal of JTKSM certification in compliance with Act 446.

Diversified, Stable Customer Base (PBWA)



- More than 2,147 customers in Singapore and Malaysia
- Serves companies from diverse industries
  - ability to cater to multiple industries insulates the Group
  - less affected by economic fluctuations or government policies affecting any one industry
- Largest customer accounts for less than 2% of PBWA segment revenue

 * As of 30 June 2026

Student Accommodation Portfolio – **United Kingdom**

10 operating assets with capacity of c.**2,777 beds**

Presence in **five** major cities with well-known universities **Occupancy: 98%**

CAREIT*

Dwell
MSV
982 beds
freehold

CAREIT*

Dwell
MSV South
362 beds
freehold

CAREIT*

Dwell
The Grafton
145 beds
freehold

CAREIT*

Dwell
Weston Court
140 beds
125 yrs wef 2008

CAREIT*

Dwell
Princess Street
126 beds
freehold

CAREIT*

Dwell
Cathedral Campus
383 beds
250 yrs wef 2007

Dwell
Garth Heads
181 beds
freehold

Dwell
Castle Gate Haus^
129 beds
freehold

CAREIT*

Dwell
Archer House
177 beds
freehold

CAREIT*

Dwell
Hotwells House
152 beds
125 yrs wef 2009

^ Held by Centurion Student Accommodation Fund, which is 14.3% owned by Centurion Overseas Investments Pte. Ltd.
* Centurion holds 38.25% of the units in CAREIT

Accommodation Portfolio – **Australia**

3 operating PBSA assets with capacity of c.**1,629 beds**

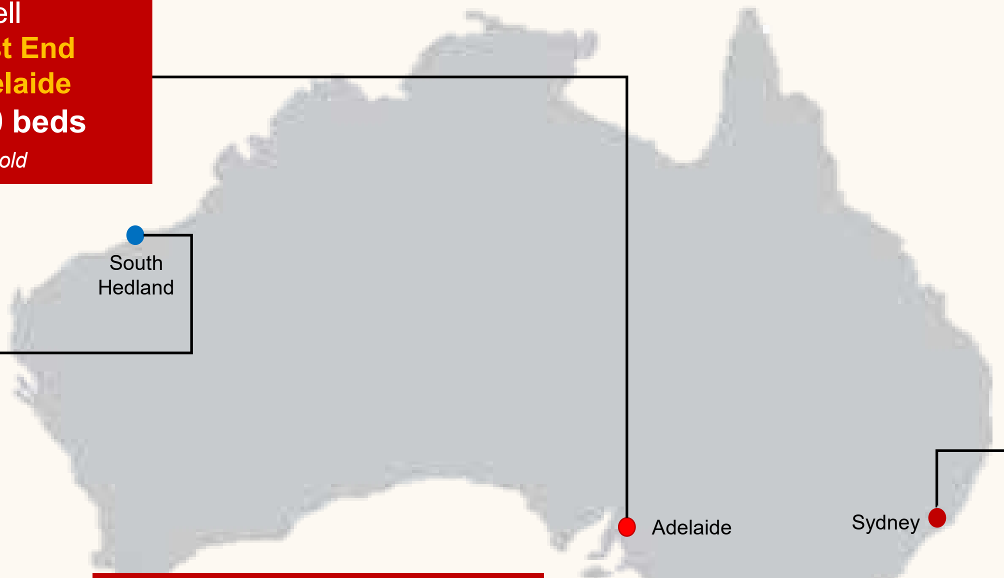
Occupancy: 95%#

1 operating KWA asset in Pilbara, Australia with capacity of c.**125 beds**

CAREIT^

Dwell
East End Adelaide
300 beds
freehold

Concorde South Hedland
125 beds
freehold



CAREIT^

EPIISOD
Macquarie Park Sydney
732 beds
freehold

Dwell
Village Melbourne City*
597 beds
freehold

Red = PBSA
Blue = KWA

* Redevelopment of Dwell Village Melbourne City carpark into EPIISOD Flemington, a new PBSA block of c.644 beds, expected operational readiness in 2Q 2027
^ Centurion holds 38.25% of the units in CAREIT # EPIISOD Macquarie Park reflected at 100% occupancy under its master lease

Accommodation Portfolio – **HK SAR, China and Xiamen**

1 operating **PBWA asset in HK SAR, China** with capacity of c.**539 beds**

Occupancy: 70%

2 operating PBSA assets in HK SAR, China with capacity of c.**114 beds**

Occupancy: 98%

1 operating BTR asset in Xiamen, China with capacity of c.**400 apartments**

Occupancy: 85%

Westlite
Sheung Shui
539 beds
5.9 + 5 yrs wef 2024

Dwell
Prince Edward
51 beds
5 + 3 + 2 yrs wef 2024

Dwell
Ho Man Tin
63 beds
5 + 2 + 1 + 1 yrs wef 2024

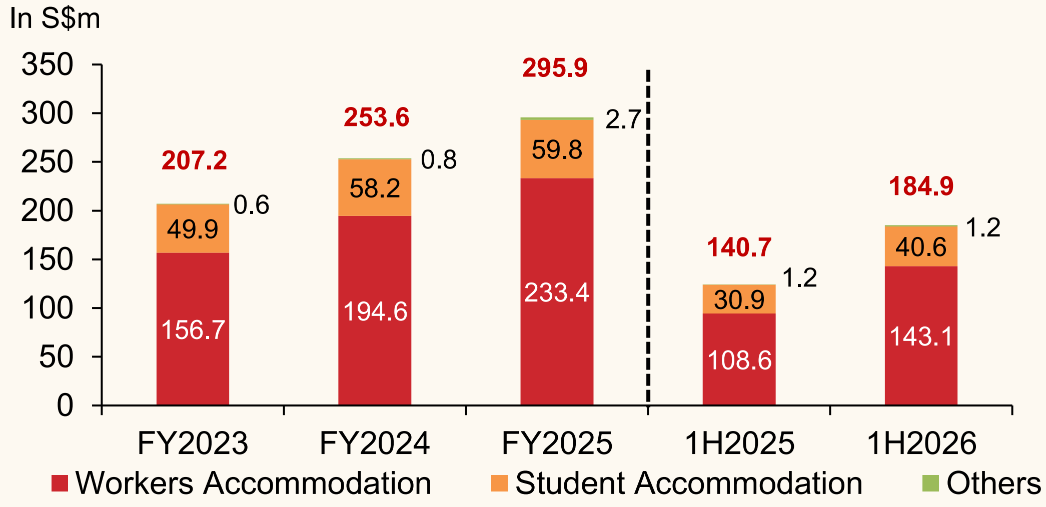
Centurion-Cityhome
Gaolin (51% owned)
400 apartments

Red = PBWA
Blue = PBSA
Grey = BTR

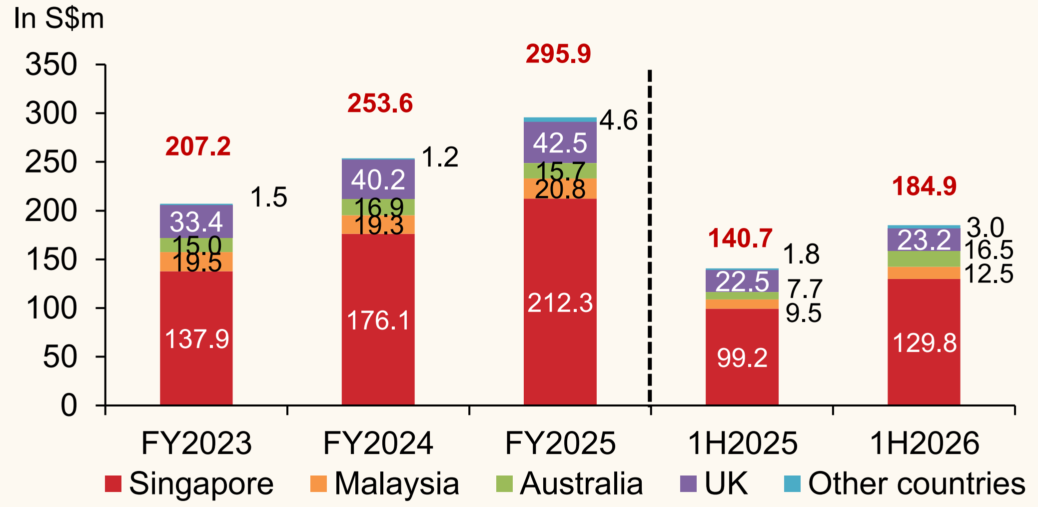
Financial Highlights

Resilient Financial Performance

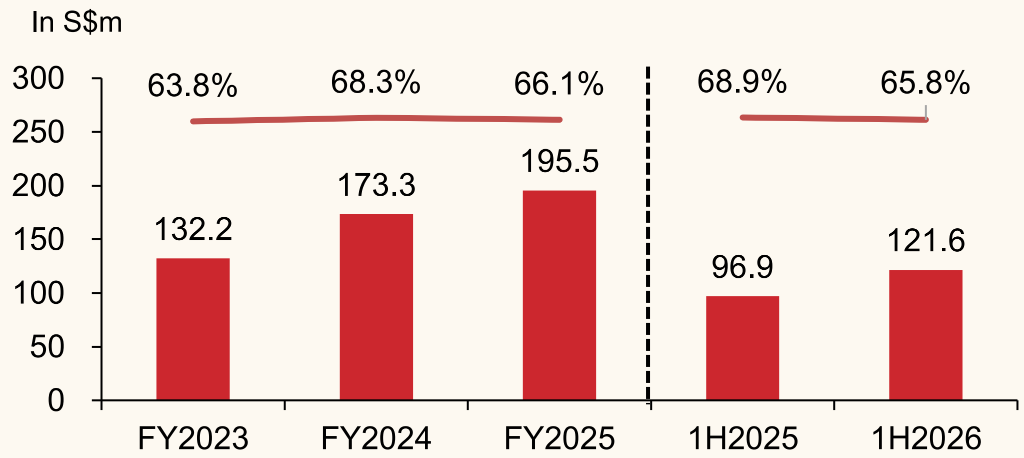
Revenue Contribution by Segment



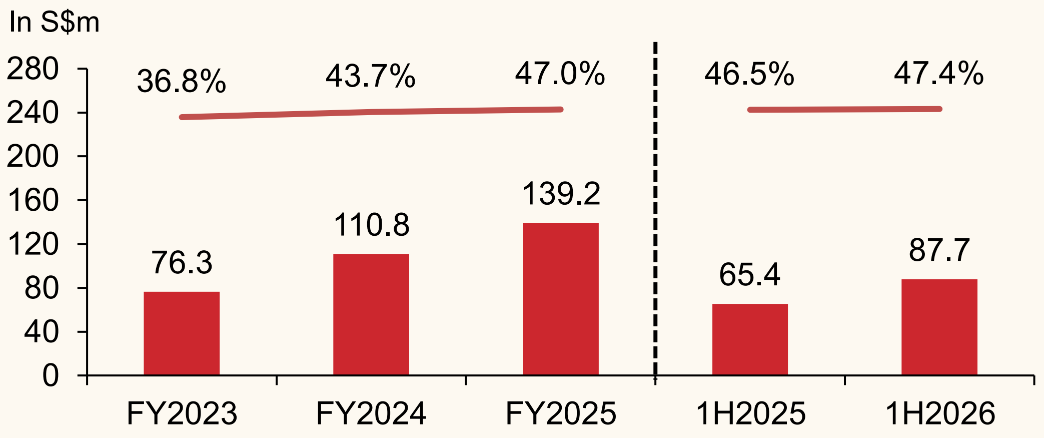
Revenue Contribution by Geography



EBITDA and EBITDA Margin from Core Business

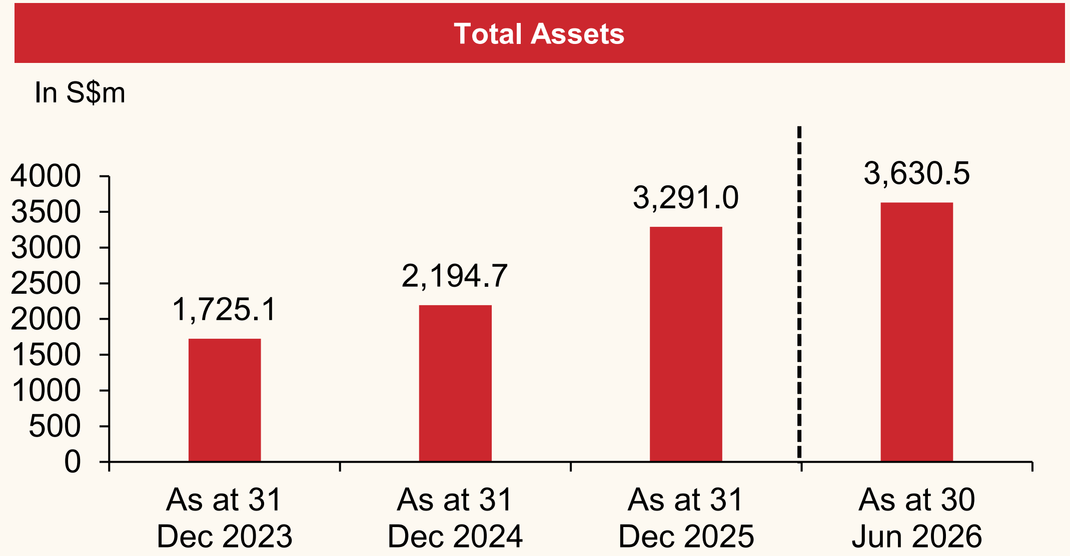


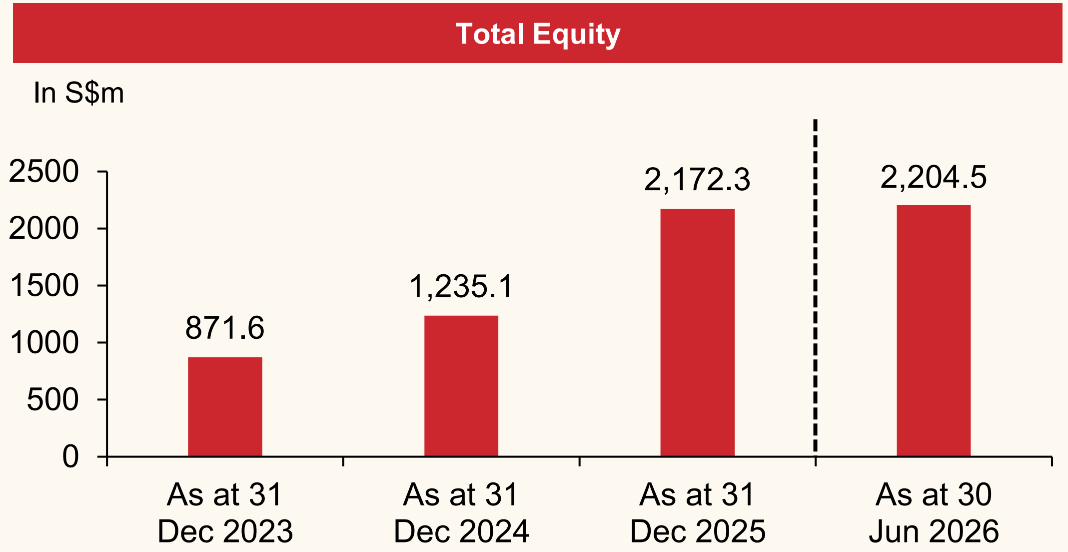
Net Profit and Net Profit Margin from Core Business

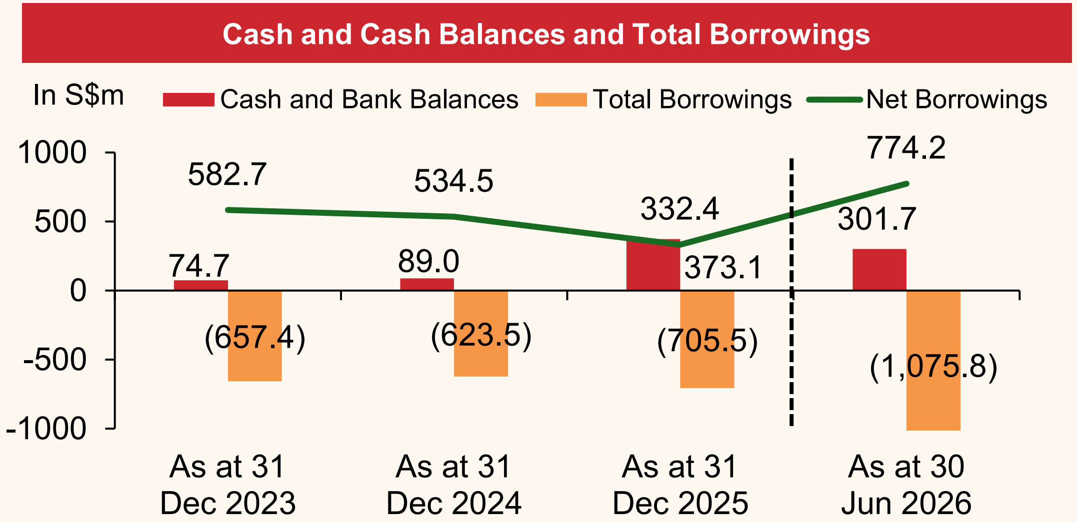


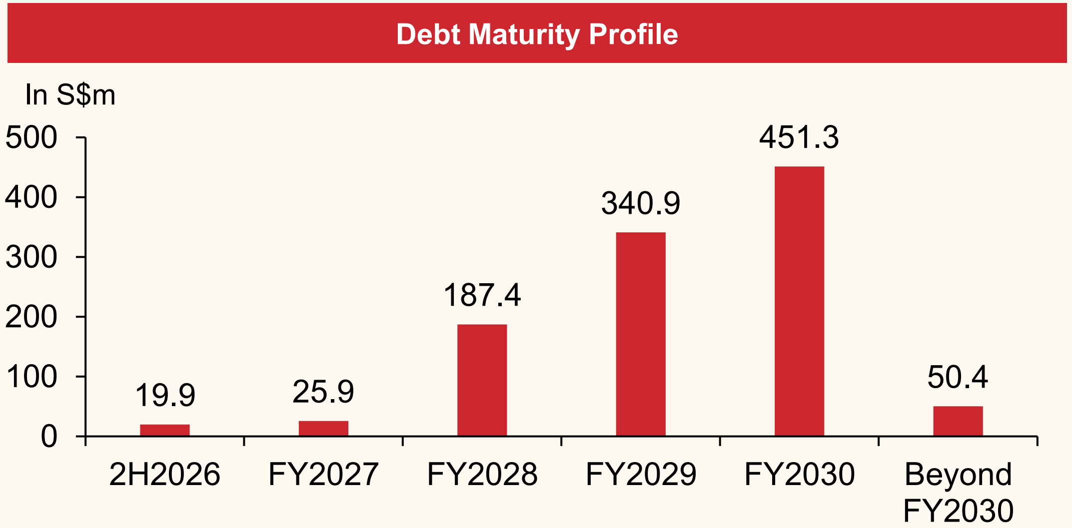
Note: Due to rounding, the total may not be the sum of the segments.
EBITDA is defined as earnings before interest expense, taxes, depreciation and amortization. Core business excludes one-off transactions which refer to fair value gain/loss on investment properties (including those of associated companies and joint venture), deferred tax arising from fair value changes, reclassification of exchange differences from currency translation reserve upon derecognition of joint venture, reclassification of exchange differences from currency translation reserve upon settlement of quasi loan and other costs incurred in connection with the spin-off of assets to CAREIT including IPO listing fee.

Robust Balance Sheet



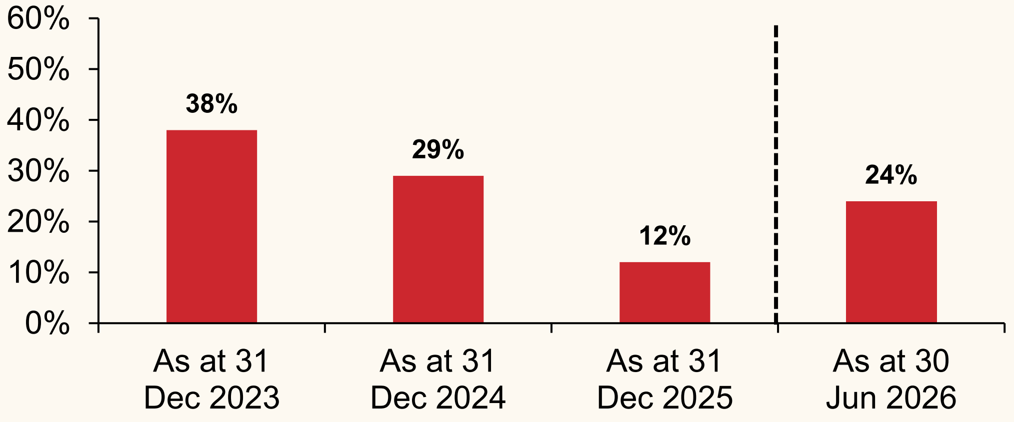




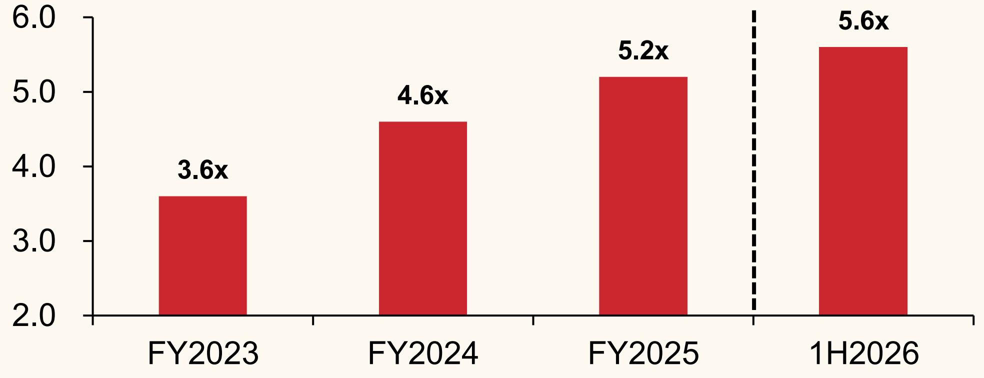


Strong Credit Fundamentals

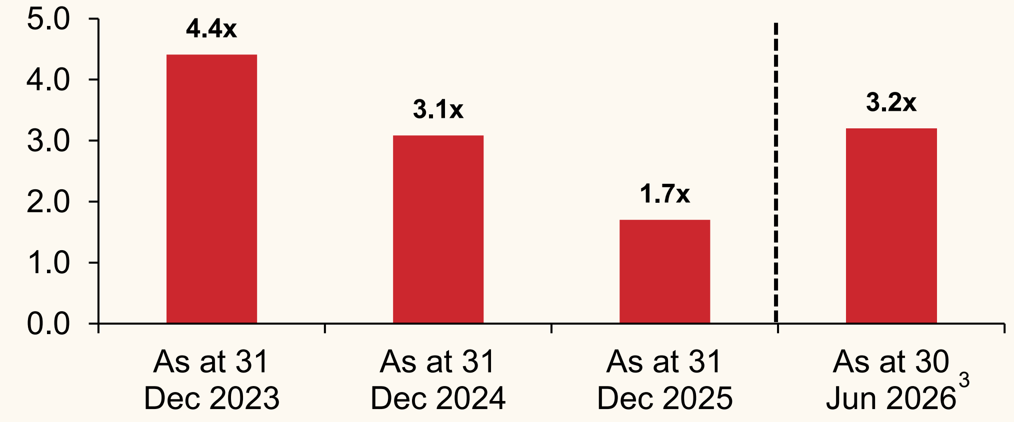
Net Gearing Ratio[1]



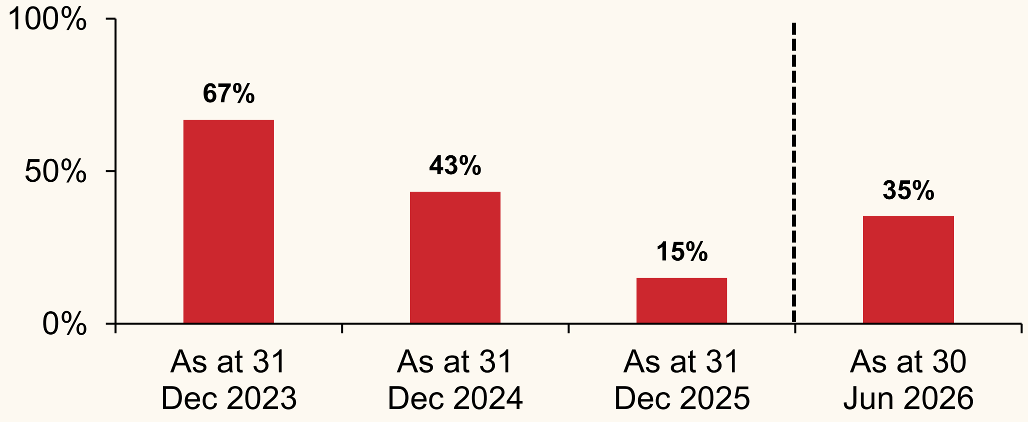
Interest Coverage Ratio[2]



Net Borrowings / EBITDA from Core Business



Net Borrowings / Total Equity



Note:
1. Net Gearing Ratio is computed as net borrowings (i.e. borrowings less cash and bank balances) divided by total capital. Total capital is calculated as borrowings plus net assets of the Group.
2. Based on EBITDA from Core Business divided by finance expense excluding bank facility fees and amortization of loan transaction costs.
3. EBITDA from Core Business is annualised using 1H 2026 EBITDA

Business Strategy and Outlook

Drivers for Scalable Growth

Grounded on **3 stable and resilient revenue streams**

Operating Income
from Owned and Operated Assets

25 assets | AUM S$0.9b

- Growth through **strategic acquisitions and developments** in
  - core **PBWA and PBSA segments** in existing and new markets
  - **new Living Sector segments**
- Active management to enhance operating efficiencies and performance

Fee Income
from management services

16 assets* | AUM S$2.2b*

- **REIT Management Fees**
- **Property Management Fees**
- **Project Management Fees**
  - stable and recurring; grows as CAREIT portfolio enlarges
- Management fees from **3rd party management contracts**

Investment Income
from CAREIT Units

Holding 38.25% of CAREIT units[1]

- CAREIT committed to distribute **100% of Annual Distributable Income till 2027** (SGX Mandate 90% for SREITS)
  - stable, recurring and increases as CAREIT Portfolio enlarges

Development and disposal gains from acquisition, development and disposal of assets

* Excludes third-party managed assets
[1] As at 30 June 2026

Active Portfolio Growth Pipeline – PBWA, BTR & KWA

Scaling up our Living Accommodation portfolio in existing & new markets, and new segments

PBWA

Singapore

Westlite Ubi

Development in progress to add new block and **c.540 beds**, expected to be operational in 4Q 2027

Kim Chuan Lane

Acquired 65% stake in a joint venture holding a land site, to develop a PBWA, subject to relevant approvals

Kranji Close

Tender land site awarded by BCA, for development of **c.7,000-bed** PBWA, expected to be operational in 3Q 2028

Malaysia

Negeri Sembilan

Signed MOU with NS Corp in Jan 2026, to explore developing CLQ in Negeri Sembilan

Middle East

The Group considers the Middle East a market with long-term potential and will evaluate opportunities cautiously in light of the ongoing conflict

KWA

Western Australia

Port Hedland, Pilbara

Land intended to be developed into KWA, subject to the relevant approvals.

Karratha, Pilbara

Acquisition of Velocity Village and Velocity Motel & Bistro in Karratha with approximately 321 beds, with expected acquisition completion in 3Q 2026

Exploring opportunity to work with Karratha City Council, to build a 4-star hotel and short-stay accommodation to cater to the Key Worker segment.

BTR

Hong Kong SAR, China

Yee On Building, Causeway Bay

Acquired eight apartment units in June 2026; addition and alteration works to convert these units into BTR apartments comprising **c.32 beds**, expected to be operational in 1Q 2027

CAREIT CCL

Active Portfolio Growth Pipeline – PBSA

Scaling up our Living Accommodation portfolio in existing & new markets, and new segments

PBSA

Australia

EPIISOD Flemington, Melbourne

New block of c.644 beds at Dwell Village Melbourne City; expected to be operational 2Q 2027

EPIISOD Fairway, Crawley Perth

25% stake in a c.182-bed PBSA under development at Crawley; expected operational in 3Q 2027

EPIISOD Stirling, Nedlands Perth

25% stake in a c.472-bed PBSA development at Stirling Highway; expected operational in 1Q 2028

EPIISOD Mackenzie, Melbourne

Development works have commenced for a c.675-bed PBSA; expected to be operational in 1Q 2029

United Kingdom

Euston, London

Land site acquired for a c.225-bed PBSA development; expected to be completed in 4Q 2028

2H 2026 Guidance

Expected revenue for 2H 2026

approx. S$190m

expected revenue growth for 2H 2026

approx. 22% year-on-year

Revenue growth is expected to derive from new bed capacity and assets added in 4Q 2025 and FY 2026, consolidation of Westlite Mandai, as well as continued strong occupancy in Singapore, the UK and Australia, with moderate rental reversions.

This announcement contains forward-looking statements, including the Group's revenue and occupancy guidance for 2H 2026 and statements regarding its expected occupancy and development pipeline. These are based on management's current expectations and assumptions as at the date of this announcement and are subject to risks and uncertainties, including foreign worker and student visa policies, the timing of student bookings and arrivals, the ramp-up pace of newly added capacity, construction and regulatory timelines, and broader macroeconomic conditions. Actual results may differ materially. Any guidance is an estimate only and is does not constitute a profit forecast or guarantee. The Group does not undertake to update these statements except as required by the SGX-ST Listing Rules.

Engine of Stable, Multi-Year Growth

Centurion is positioned for the next stage of value creation

Established brands and management platform

- Well-reputed brands and management platforms operating across 43 assets in 5 countries
- Operational expertise and performance extends to assets managed for CAREIT and third-parties
- Scalable platforms supporting recurring fee income

Track record of performance since 2011

- Sustained high occupancies across core markets
- Positive rental reversions across the portfolio
- Resilient earnings growth through cycles
- Consistent shareholder returns

Pioneer and leader in global living sector

- Specialised owner, developer and operator of living accommodation which are essential infrastructure assets
- Positioned to capture global institutional shift into living sector assets and business
- Sponsor of CAREIT, Singapore's first living sector accommodation REIT

Visible growth pipeline through 2028

- Bed capacity expansion from **c.85,528 beds to c.94,944 beds** by 2028
- Organic AEIs, developments and acquisitions
- Expansion into new geographies and living-sector segments

Sustainability Financing Framework

Centurion Corporation Limited

ESG Oversight & Monitoring

Robust governance structure with well-defined roles and responsibilities for success

Governance Structure

Board of Directors

Responsible for Centurion's overall sustainability agenda, strategic direction and long-term roadmap etc.

Oversight by the Audit Committee

Sustainability Steering Committee ("SSC")

responsible for setting performance targets, overseeing internal controls and climate-related risk management, conducting material topic assessments etc.

Chairman - COO | *Advisor - CEO*

Group Sustainability Team

Group Sustainability Officer | *Group Sustainability Manager*

Sustainability Working Group ("SWG")

Heads of Departments from various business groups tasked with the implementation of strategies and policies including climate-related matters to manage risks and opportunities

Environment	Social Responsibility (Employee & Wider Community)	Social Responsibility (Residents)	Corporate Governance and Fair Operating Practices
Head, Workers Accommodation	*Head, HR and Administration*	*Head, Corporate Communications*	*Senior Finance and Compliance Manager*

- The SSC and SWG meet on a quarterly basis.

ESG Goals & Global Commitments

Signing of Net Zero Carbon Buildings Commitment by the World Green Building Council (WorldGBC)

Commit

Reduce and compensate (when necessary) operational emissions of assets within direct management control by 2030.

- **Reduce energy consumption intensity by 15% by FY 2030** across all facilities using FY 2022 as the baseline
- **Reduce water consumption intensity by 8% by FY 2030** across all facilities using FY 2022 as the baseline

Reduce embodied carbon emissions for new developments and major renovations, and compensate any residual upfront embodied emissions, by 2030.

Act

Develop: Decarbonisation roadmap to set milestones and emission targets for all portfolio assets.

Reduce energy consumption by refurbishing existing properties with energy-efficient fixtures and switching to renewable energy, where available.

Reduce embodied carbon by adopting sustainable building design and source sustainable raw materials for future properties

Advocate

Advocate for emission reductions by engaging key stakeholders such as employees and residents to adopt sustainable practices within dormitories, through:

- Good waste management
- Recycling
- Energy saving practices
- Water conservation practices

Environmental Initiatives – Decarbonisation Roadmap and Targets

From certifications achieved to our 2030 carbon commitments

- Our decarbonisation roadmap sets milestones and reduction targets for our assets in our portfolio.

FY2022–23
Baseline and commitment
- Baseline year for Group-wide energy and water intensity reduction targets across all facilities.
- Signed the Net Zero Carbon Buildings Commitment as a WorldGBC signatory in 2023.

FY2025
Roadmap in motion
- Westlite Woodlands awarded EDGE Advanced certification in December 2025.
- Rooftop solar PV system commissioned at Westlite Ubi.
- Westlite Mandai attained Green Mark Super Low Energy certification.

FY2026
Widening the scope
- Westlite Toh Guan awarded EDGE Advanced certification in January 2026.
- Feasibility studies concluded on selected Singapore and Malaysia properties.
- Assessment progressed to other properties in Johor, Malaysia.

By 2030
Our commitments
- Reduce and compensate operational emissions of assets under direct management control.
- Reduce embodied carbon for new developments and major renovations.
- Switch to renewable energy across the portfolio, where feasible.

15% lower energy consumption intensity across all facilities by FY2030, against the FY2022 baseline

8% lower water consumption intensity across all facilities by FY2030, against the FY2022 baseline

2030 operational emissions reduced and compensated, with milestones set for all portfolio assets

Certified assets to date, and where we are assessing next

Westlite Woodlands
EDGE Advanced, December 2025

Westlite Toh Guan
EDGE Advanced, January 2026

Westlite Ubi
Green Mark Super Low Energy

Westlite Senai, Johor
Malaysia – assessment in progress

Worker Accommodation Social Impact

Westlite is committed to enhancing the lives of migrant workers by creating safe, connected and supportive living environments that promote wellbeing, inclusion and access to essential services.

MyMA App & Gantry Entry & Exit System

1 Empowering Residents Through Technology

Proprietary MyMA App

Government endorsed platform providing residents with convenient access to essential services such as remittance, mobile top-up, dormitory-related services, online shopping and catering.

2 Developing Skills, Creating Opportunities

Training and support for better living

Access to quality accommodation, skills training and support programmes that help residents adapt, develop and thrive both professionally and personally.


Integrated Training Centre


SST Computer Lessons

Westlite Futsal Tournament


NUS Health Check Up

3 Building Stronger Communities

Supporting Social and Mental Wellness

Strong partnerships with government, employer, NGOs, schools and the community, creating opportunities for residents to access support and integrate meaningfully into society. Dorms also offer a holistic life-style experience with dedicated Resi-Life Managers overseeing a calendar of curated activities.

Introducing new innovations to improve living standards

Thoughtfully designed and curated rooms and amenity spaces, with a shift towards more lifestyle living and interior decorating to create a homely & welcoming feel. Designed to provide a holistic living experience our residents, to support physical, social & mental wellbeing.

- ✓ Rooms fitted with dedicated living & dining areas and ensuite bathroom and kitchen
- ✓ At selected dorms, proprietary designed bed frame that offers detached lower bank minimising disturbance to upper bunk, built in lighting and personal power points for convenience and perforated panels that allow for customisable hangers and provide breathable privacy
- ✓ Purposefully created shared spaces such as
    - Gym
    - Multi-purpose hall
    - Privacy corners
    - Cosy spaces
    - Fun zone
    - Mini-mart
    - Barber

Gym


Outdoor Sports Courts


Minimart

Activity Centre


In-Room Dining


Barber


Fun Zone

Student Living, Beyond Accommodation

Community is at the core of the Dwell Student Living and EPIISOD experience. Our residences are designed to support both how students live and who they become — balancing independence, connection, and wellbeing.

Beyond academics, we create environments where residents can connect, recharge, and grow — feeling supported throughout their journey.

A Thoughtful Approach to Resident Experience

Our Resident Life programmes are delivered by on-site teams to enhance everyday living, focusing on:

Physical Wellbeing

Encouraging active and healthy lifestyles

Emotional Wellbeing

Supporting mental health and balance

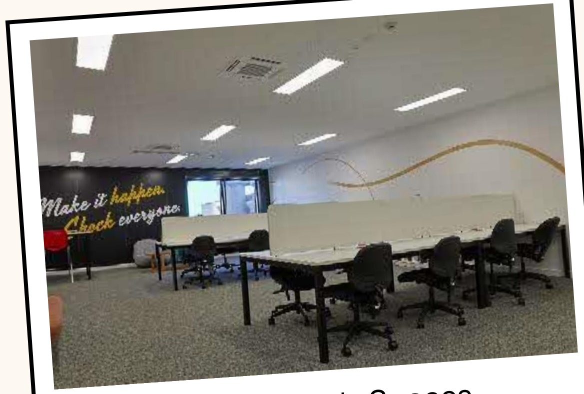
Community & Connection

Fostering meaningful relationships and a sense of belonging

Experience & Growth

Creating opportunities beyond the classroom

Purpose Built Spaces for Student Community



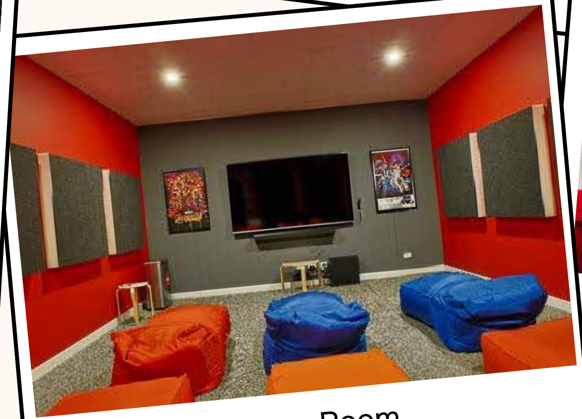
Ample Study Spaces

24/7 Gym

Communal Kitchen & Dining Space

Games Area/Spaces

Fun & Inclusive Resi-Life Calendar

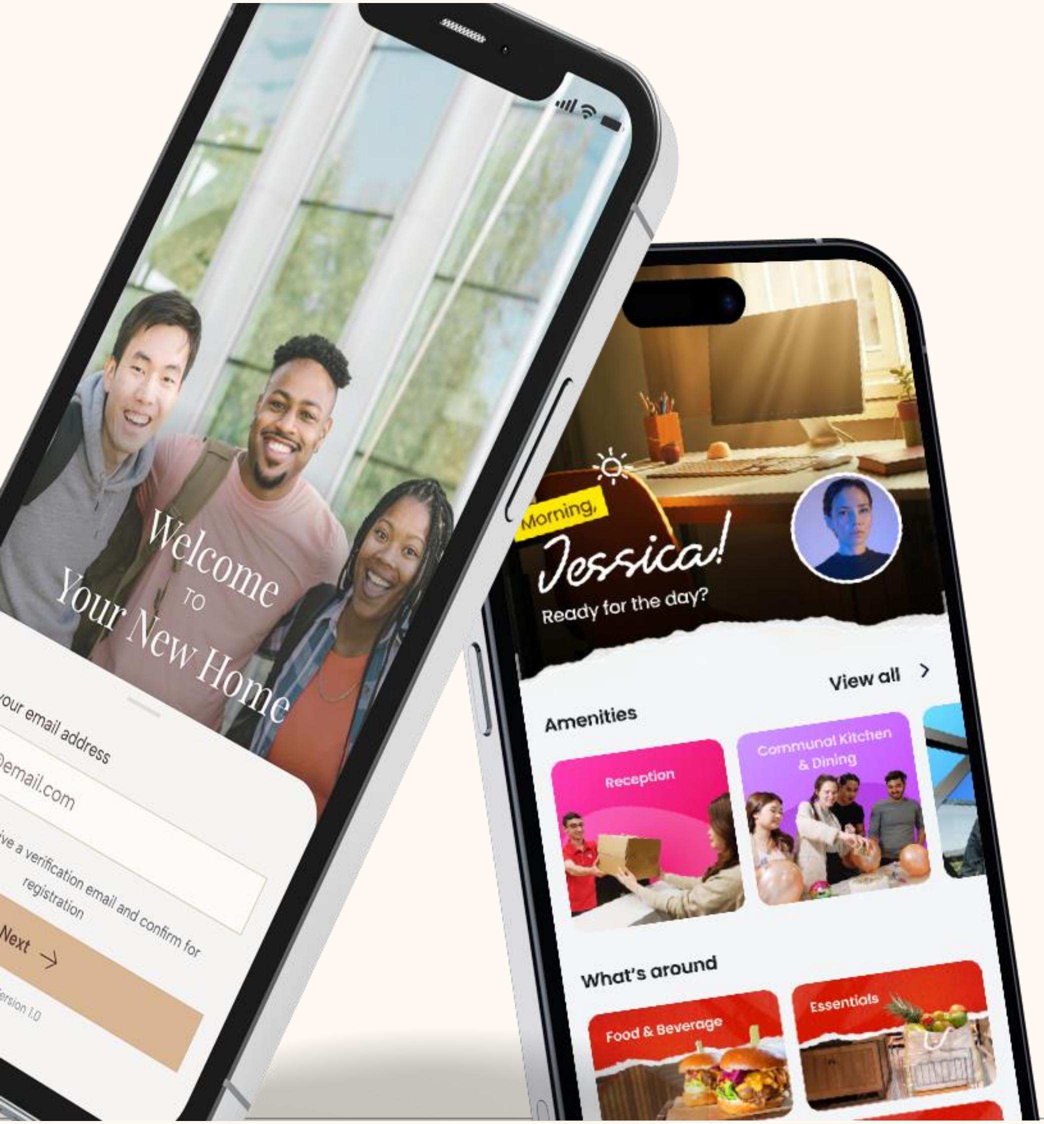


Cinema Room

Professional Management

Wellness Sanctuary

PBSA Resident App: Bringing Convenience and Community Together



Designed to enhance the resident experience, the app serves as a digital gateway to services, community engagement and everyday support, helping residents stay connected, informed and engaged throughout their stay.

- ✓ Stay updated on happenings at the property and discover resi-live events, activities and moments to enjoy together
- ✓ Discover spaces, amenities and facilities within the property
- ✓ Submit and track maintenance requests, receive parcel notifications and manage payments and account details, all in one place

Safety & Security: Global Security Operations Centre (GSOC)

By maintaining high standards of safety and security across our accommodation network, we help residents feel protected, supported and at ease in their daily lives.

- Command Centre located in Singapore HQ
- 24/7 on-site security monitoring properties
- Global Feeds monitored 24/7 by Security team at HQ
- Provides remote monitoring and support in security management
- Emergency Operations Centre to manage major crisis/incidents, supported by Crisis Management Team which consists of Senior Management members

Resi-Life Social Activities Update (1H 2026)

Reporting Period: January – June 2026

149,497
Resident participants

1,270
Activities Conducted

Operation	Activities	Participants
Westlite Singapore	968	131,471
Westlite Malaysia	30	4,247
Dwell UK	112	5,489
Dwell AU	153	5,814
EPIISOD AU	107	2,476

Note: User training on the revamped ESG data collection platform (Presgo, formerly Convene) was completed in June 2026. Participation rate reporting is currently being aligned across operations and will be incorporated into subsequent updates.

Sustainability Financing Framework and Second Party Opinion

Centurion's framework for financing green and social projects, externally validated by an independent Second Party Opinion

Centurion Sustainability Financing Framework | August 2026

4
Core components of international sustainable finance standards

10
Eligible project categories

Annual
Allocation and impact reporting

Purpose and scope

Governs how Centurion enters Sustainable Finance Transactions

- **Instruments** Bonds, term loans, revolving credit facilities, medium-term notes, convertibles and perpetual securities
- **Use of funds** Financing or refinancing projects with environmental and social benefits
- **Scope** Centurion and its subsidiaries, plus proportionate interests in associates and joint ventures

Framework alignment

Developed in line with

- ICMA Green Bond Principles 2025
- ICMA Social Bond Principles 2025 and ICMA Sustainability Bond Guidelines 2021
- LMA/APLMA/LSTA Green Loan Principles 2025
- LMA/APLMA/LSTA Social Loan Principles 2025

With reference to the EU, ASEAN and Singapore-Asia taxonomies.

Eligible projects

Ten categories mapped to the UN SDGs

- Green buildings, renewable energy, efficiency
- Clean transportation and climate adaptation
- Pollution prevention and circular economy
- Responsible procurement, affordable housing
- Essential services and inclusive infrastructure

Governance and reporting

Board-level oversight across five core components

- **Oversight** Board, via the Sustainability Steering Committee and Working Groups
- **Reporting** Allocation and impact reporting published annually
- **Core components** Use of proceeds, evaluation, management, reporting, external review

Second Party Opinion | Moody's Ratings

Independently reviewed by Moody's Ratings, August 2026

SQS2
Sustainability Quality Score – Very good

- **Alignment** Aligned with all four core components of the ICMA and LMA/APLMA/LSTA principles; project evaluation and selection assessed as Best Practices
- **Contribution** Significant overall contribution to sustainability, based on the relevance and magnitude of the eligible categories
- **Strengths** Advanced energy performance criteria for green buildings; proceeds directed primarily to on-site rooftop solar PV

Centurion's Sustainability Finance Framework

Centurion's funding of new or existing eligible green and social projects will meet one or more of the eligible categories recognised in the Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines, and Green Loan Principles and Social Loan Principles

Project Category	Eligible Green Assets and Projects for Centurion	UN SDGs[1]
Green Buildings	Construction, refinancing or renovation of any projects which are expected to meet, or have met regional, national or internationally recognised green building standards and/or certifications, which include but are not limited to: • BCA (Building and Construction Authority) Green Mark: Gold and above • LEED® (Leadership in Energy and Environmental Design) by the U.S. Green Building Council: Gold and above; • BREEAM Excellent and above; • NABERS (National Australian Built Environment Rating System) Energy rating 5 star and above; • GBCA (Green Building Council of Australia) Green Star: 5 Star and above; • CASBEE (Comprehensive Assessment System for Built Environment Efficiency): A and above • Excellence in Design for Greater Efficiencies (EDGE): Advanced and above • Green Building Index (Malaysia) Overall, any certification must remain valid to be eligible or re-certification must be attained	
Renewable Energy	Initiatives to increase use of renewable energy, including but not limited to: • Installation of rooftop and/or ground solar photovoltaic energy, • Installation of associated battery storage infrastructure • Execution of long-term offtake, lease or service agreements including physical ("PPA") or virtual ("VPPAs") renewable energy power purchase agreements	
Energy Efficiency	Initiatives – retrofits/ renovations, which will result in reasonable improvement in energy saving and efficiency, including but not limited to: • Installation/ replacement/ maintenance of equipment in buildings such as LED lighting, smart metering, IoT-enabled sensors, heating ventilation and air conditioning ("HVAC") systems, building energy management systems ("BEMS"), etc. • Installation/ deployment of optimisation technologies (e.g., energy data analysis, energy sensors and controls, temperature and humidity management, artificial intelligence to monitor and analyse usage data, etc.)	
Pollution Prevention and Control/Circular Economy	Investments and expenditures in initiatives that reduce pollution, improve waste management, and support a circular economy across accommodation assets. • Installation of waste sorting, collection, and recycling infrastructure in residences • Initiatives that improve on-site food waste management (e.g., food composters) • Deployment of smart bins or sensor-based waste tracking systems • Programmes to reduce single-use plastics or enhance circular material use in furnishings • Partnerships with certified waste vendors and recyclers	

1. Refers to United Nations Sustainable Development Goals

Centurion’s Sustainability Finance Framework (cont’d)

Centurion’s funding of new or existing eligible green and social projects will meet one or more of the eligible categories recognised in the Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines, and Green Loan Principles and Social Loan Principles

Project Category	Eligible Green and Social Assets and Projects for Centurion	UN SDGs[1]
Clean Transportation	Investments and expenditures in clean transportation infrastructure, including but not limited to: • Installation of charging infrastructures for electric vehicles • Employee shuttle services through procurement and provision of clean transportation vehicles (e.g., electric vehicles) • End of trip facilities (e.g., pavements, cycling lanes, parking facilities, lockers, restrooms, etc.)	11 Sustainable Cities and Communities 13 Climate Action
Climate Change Adaptation	Development, construction, installation, operation and maintenance of building infrastructures to enhance resilience against physical climate risks or mitigate their impact on the climate, including extreme precipitation and fire/heat risk: • Installation of and/or enhancement of flood defences (e.g., drainage and flood-control systems, elevated foundations, etc.) • Installation of water level sensors, building elevation and usage of anti-slip materials • Installation of and/or enhancement of fire and heat defences (e.g., fire-retardant materials, passive cooling, advanced insulation, durable construction materials, etc.) • Installation of early warning systems for climate-related hazards (e.g. flood monitoring and warning system, extreme heat and fire warning system, etc.)	13 Climate Action
Green Procurement/ Responsible Procurement Practices	Procurement of environmentally and/or socially responsible products and services that support the sustainable operation and management of Centurion’s accommodation assets, including but not limited to: • Environmentally certified materials, furnishings, appliances, equipment or supplies, such as Green Label, FSC, ENERGY STAR or equivalent • Engagement with social enterprises, inclusive suppliers, or vendors with fair labour or responsible business certifications, policies or practices • Training and capacity-building programmes for internal teams and vendors on responsible sourcing and sustainable procurement practices	12 Responsible Consumption and Production 13 Climate Action
Affordable Housing	Construction, acquisition, refinancing or renovation of affordable housing and accommodations for target populations (Workers and Students)	10 Reduced Inequalities 11 Sustainable Cities and Communities
Access to Essential Services	Expenditures on essential services - “home-away-from-home” initiatives to enhance residents’ wellbeing (Workers and Students) • New residents onboarding support (e.g., bank account setup, medical screening, etc.) • Upskilling and education initiatives (e.g., digital and language programmes) • Mental health support (e.g., counselling) • Sports, arts and cultural programmes • Health services (e.g., health screenings)	3 Good Health and Well-Being 10 Reduced Inequalities
Inclusive Infrastructures	Design, construction, renovation, or retrofitting of accommodation assets to promote accessibility, inclusivity, and gender sensitivity. This includes, but is not limited to: • Installation of accessibility features such as ramps, braille signage, tactile flooring, handrails, and wheelchair-accessible toilets • Provision of specialised accommodation or support services for residents with disabilities • Gender-sensitive design features such as female-only wings, restrooms, or communal spaces to enhance safety and comfort	3 Good Health and Well-Being 5 Gender Equality 10 Reduced Inequalities

1. Refers to United Nations Sustainable Development Goals

Thank you!