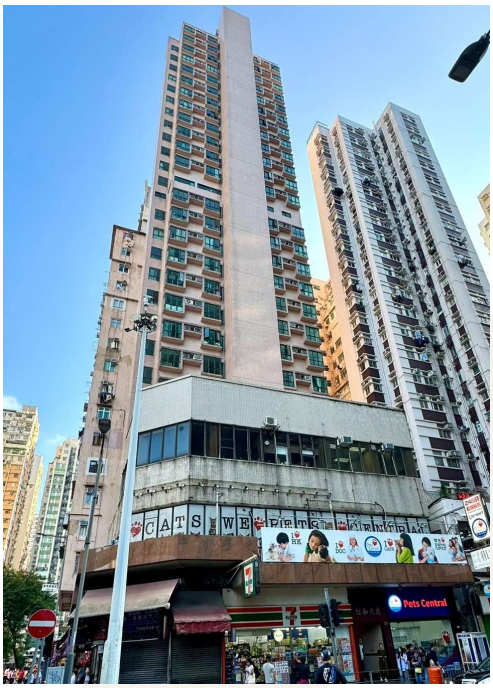
Centurion Corporation Limited
胜捷企业有限公司
45 Ubi Road 1, #05-01 Singapore 408696
Tel: +65 6745 3288 | www.centurioncorp.com.sg
UEN: 198401088W

PRESS RELEASE
For Immediate Release

CENTURION ACQUIRES COMMERCIAL AND RESIDENTIAL BUILDING IN NORTH POINT, HONG KONG

- Acquisition of Yan Woo Building, a 26-storey commercial and residential building comprising 42 apartment units and nine commercial units, for a consideration of HK$364 million (equivalent to SGD59.4 million).
- The Company intends to carry out progressive renovations to the building to provide quality rental accommodation in North Point.



Singapore, 25 September 2026 – Centurion Corporation Limited (胜捷企业有限公司) ("**Centurion**" or the "**Company**" and together with its subsidiaries, the "**Group**"; SGX stock code: OU8), which owns, develops and manages quality specialised accommodation assets, today announced that it has entered into a sale and purchase agreement ("SPA") to acquire Yan Woo Building, a commercial and residential building in North Point, Hong Kong, for a consideration of HK$364 million (equivalent to SGD59.4 million)[1].

[1] *Based on an exchange rate as at 24 September 2026 of HKD 1: SGD 0.1631.*

Centurion Corporation Limited
胜捷企业有限公司
45 Ubi Road 1, #05-01 Singapore 408696
Tel: +65 6745 3288 | www.centurioncorp.com.sg
UEN: 198401088W

The acquisition is made through a 50:50 joint venture with Centurion Properties Pte. Ltd., the Company's controlling shareholder.

Well-located on Hong Kong Island

Yan Woo Building sits at the junction of Java Road and Tong Shui Road in North Point, an established residential and commercial district on Hong Kong Island East. The property is three minutes' walk from North Point MTR station exit, a short walk from the North Point Promenade on the Victoria Harbour waterfront, and offers harbour views from all residential units.

The building is close to the Hyatt Centric Victoria Harbour hotel and the Java Road Market, and is served by cross-harbour bus routes and the Island and Tseung Kwan O MTR lines. In addition, the North Point Tram Terminus is a stone's throw away from the building. The location gives residents direct access to the central business districts of Hong Kong Island and to Kowloon.

Tenanted Commercial Income and Residential Asset Enhancement

Completed in 2000, Yan Woo Building comprises approximately 34,286 sq ft of gross floor area on a site of approximately 3,426 sq ft. The site is held under a government lease of 75 years from 5 September 1921, renewable for a further 75 years. The building consists of approximately 26,070 sq ft of gross floor area of domestic residential accommodation across 42 apartment units, and approximately 8,216 sq ft of gross floor area of non-domestic commercial space.

The commercial space occupies the ground to second floors and comprises nine commercial units. These units are currently tenanted by a mix of food and beverage, pharmacy, telecommunications, veterinary services and convenience store operators, and are expected to contribute rental income upon completion of the acquisition.

The Group plans to carry out progressive addition and alteration works on the 42 apartment units, and rent out the units as quality rental accommodation.

Extending the Group's Rental Accommodation Presence in Hong Kong

Mr Kong Chee Min (江志明), CEO of Centurion Corporation, said: "We have taken a measured approach in Hong Kong, and this acquisition reflects that. The entry price is attractive relative to the underlying value of the asset, and the property gives us a base of recurring income while we carry out enhancement works on the residential floors. We will continue to evaluate opportunities in the city on their individual merits."

-END-

Centurion Corporation Limited
胜捷企业有限公司
45 Ubi Road 1, #05-01 Singapore 408696
Tel: +65 6745 3288 | www.centurioncorp.com.sg
UEN: 198401088W

About Centurion Corporation Limited

Centurion Corporation Limited ("Centurion" or the "Company" and together with its subsidiaries, the "Group") is a leading provider of purpose-built worker accommodation assets ("PBWA") in Singapore, Malaysia and China, and student accommodation ("PBSA") assets in Australia, the United Kingdom ("UK"), and China, with a build-to-rent asset in China and key worker accommodation ("KWA") in Western Australia. The Company is also the sponsor of Centurion Accommodation REIT ("CAREIT"), a real estate investment trust focusing on PBWA, PBSA, as well as real estate-related assets.

As of 30 June 2026, the Group manages a strong portfolio of 43 operational accommodation assets totalling 85,528 beds, including assets owned and operated by the Group as well as assets owned by CAREIT and other third-party owners. Centurion's operational worker accommodation assets are managed under the "Westlite Accommodation" brand and comprise ten worker accommodation assets in Singapore, thirteen assets in Malaysia and one asset in China. The Group's operational student accommodation assets are managed under the "Dwell" and "EPIISOD" brands, with ten assets in the UK, three assets in Australia, and two assets in Hong Kong, China. The Group also manages one build-to-rent asset in Xiamen, China and one key worker accommodation asset in Pilbara, Australia. In Singapore, the Group also manages two dormitories for third-party owners.

As a leading specialised accommodation provider, Centurion is strategically positioned for scalable growth in the Living Sector through active asset management, strategic acquisitions and developments, and the provision of customised accommodation management services. The Group also provides a pipeline of quality assets to CAREIT in its capacity as sponsor, supporting the REIT's growth and aligning with the Group's asset-light strategy. The Group's global presence and clear growth strategy reinforce its commitment to delivering quality accommodation solutions.

For more information, please visit https://www.centurioncorp.com.sg

Investor and Media Contact

Investor Enquiries:
David Phey
Head, Corporate Communications
david.phey@centurioncorp.com.sg

Media Enquiries:
Kamal Samuel / Rishika Tiwari / Naomi Mogrelia
Financial PR
CCL@financialpr.com.sg