CENTURION CORPORATION LIMITED

勝捷企業有限公司*

(Incorporated in the Republic of Singapore with limited liability)

(Co. Reg. No. : 198401088W)

(SGX Stock Code: OU8)

(SEHK Stock Code: 6090)

UNAUDITED HALF YEAR FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2021

**For identification purpose only*

Unaudited Half Year Financial Statements and Dividend Announcement
For the Six Months Ended 30 June 2021

The board (the "Board") of directors (the "Directors") of Centurion Corporation Limited ("Centurion" or the "Company") hereby announces the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as the "Group") for the six months ended 30 June 2021 ("1H 2021"), together with the comparative unaudited figures for the six months ended 30 June 2020 ("1H 2020") as follows:

1 Condensed Interim Consolidated Income Statement

	Group		
	1H 2021 $'000	**1H 2020 $'000**	**Change %**
Revenue	64,727	66,590	(3)
Cost of sales	(21,266)	(18,523)	15
Gross profit	43,461	48,067	(10)
Other income	2,355	2,142	10
Other gains/(losses) - net			
- Write back/(allowance for) impairment of trade and other receivables	90	(1,476)	N/M
- Others	(5)	202	N/M
Expenses			
- Distribution expenses	(617)	(666)	(7)
- Administrative expenses	(9,760)	(11,687)	(16)
- Finance expenses	(11,328)	(12,239)	(7)
Share of profit of associated companies and joint venture	2,600	3,606	(28)
	26,796	27,949	(4)
Net fair value losses on investment properties	(14,492)	-	N/M
Profit before income tax	12,304	27,949	(56)
Income tax expense	(3,206)	(4,064)	(21)
Total profit	9,098	23,885	(62)
Profit attributable to:			
Equity holders of the Company	8,735	21,005	(58)
Non-controlling interests	363	2,880	(87)
Total profit	9,098	23,885	(62)

Note 1:

Total profit	9,098	23,885	(62)
Adjusted for:			
- Fair value losses on investment properties including those of associated companies and joint venture	15,392	-	N/M
- Deferred tax arising from fair value changes	(533)	-	N/M
Profit from core business operations	23,957	23,885	-

Note 2:

Profit attributable to equity holders of the Company	8,735	21,005	(58)
Adjusted for:			
- Fair value losses on investment properties including those of associated companies and joint venture attributable to equity holders	12,182	-	N/M
- Deferred tax arising from fair value changes	(533)	-	N/M
Profit from core business operations attributable to equity holders	20,384	21,005	(3)

2. Condensed Consolidated Statement of Comprensive Income

	Group		
	1H 2021	1H 2020	Change
	$'000	$'000	%
Total profit	9,098	23,885	(62)
Other comprehensive income/(loss):			
Items that may be reclassified subsequently to profit or loss:			
Financial assets at fair value through other comprehensive income ("FVOCI") - debt instruments			
- Fair value gains/(losses)	635	(310)	N/M
- Reclassification	2	34	(94)
Cash flow hedges			
- Fair value gains/(losses)	1,825	(5,997)	N/M
- Reclassification	1,065	638	67
Share of other comprehensive gains of associated companies and joint venture	282	942	(70)
Currency translation gains/(losses) arising from consolidation	3,599	(5,744)	N/M
Other comprehensive income/(loss), net of tax	7,408	(10,437)	N/M
Total comprehensive income	16,506	13,448	23
Total comprehensive income attributable to:			
Equity holders of the Company	16,125	10,557	53
Non-controlling interests	381	2,891	(87)
Total comprehensive income	16,506	13,448	23
Earnings per share for the profit attributable to equity holders			
Basic earnings per share (cents)	1.04	2.50	(58)
Diluted earnings per share (cents)	1.04	2.50	(58)

N/M : Not meaningful

3. Balance Sheets

	Group		Company	
	30 Jun 2021	31 Dec 2020	30 Jun 2021	31 Dec 2020
	$'000	$'000	$'000	$'000
ASSETS				
Current assets				
Cash and bank balances	79,085	83,868	26,749	28,247
Trade and other receivables	14,462	11,687	17,585	16,714
Inventories	65	65	-	-
Other assets	6,059	5,307	264	150
Financial assets, at fair value through other comprehensive income	3,720	6,779	3,720	6,779
	103,391	107,706	48,318	51,890
Assets held for sale	1,106	1,292	-	-
	104,497	108,998	48,318	51,890
Non-current assets				
Trade and other receivables	-	-	371,349	372,677
Other assets	1,022	1,022	130	130
Financial assets, at fair value through profit or loss	24	24	-	-
Investments in associated companies	109,569	111,462	1,298	1,298
Investment in a joint venture	4,719	4,758	-	-
Investments in subsidiaries	-	-	16,897	16,697
Investment properties	1,329,483	1,307,770	-	-
Property, plant & equipment	8,437	7,678	834	1,117
	1,453,254	1,432,714	390,508	391,919
Total assets	**1,557,751**	**1,541,712**	**438,826**	**443,809**
LIABILITIES				
Current liabilities				
Trade and other payables	37,939	37,154	10,739	11,549
Other liabilities	-	52	-	-
Current income tax liabilities	8,388	9,657	822	753
Derivative financial instruments	70	165	70	165
Borrowings	70,125	71,788	19,046	39,850
Lease liabilities	16,439	10,282	504	495
	132,961	129,098	31,181	52,812
Non-current liabilities				
Other liabilities	1,308	490	-	-
Deferred income tax liabilities	8,607	9,168	50	83
Derivative financial instruments	3,695	6,490	229	351
Borrowings	676,501	682,878	119,293	111,022
Lease liabilities	93,749	84,803	172	426
	783,860	783,829	119,744	111,882
Total liabilities	**916,821**	**912,927**	**150,925**	**164,694**
NET ASSETS	**640,930**	**628,785**	**287,901**	**279,115**
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	142,242	142,242	253,553	253,553
Other reserves	(19,098)	(26,488)	(335)	(1,188)
Retained profits	498,577	489,842	34,683	26,750
	621,721	605,596	287,901	279,115
Non-controlling interests	19,209	23,189	-	-
Total equity	**640,930**	**628,785**	**287,901**	**279,115**
Gearing ratio*	54%	55%		
Net gearing ratio**	48%	48%		

* The gearing ratio is computed as borrowings divided by total capital. Total capital is calculated as borrowings plus net assets of the Group.

** The net gearing ratio is computed as borrowings less cash and bank balances divided by total capital.

4. Condensed Interim Consolidated Statement of Cash Flows

	1H 2021 $'000	1H 2020 $'000
Total profit	9,098	23,885
Adjustments for:		
- Income tax expense	3,206	4,064
- Depreciation	1,691	1,726
- (Write back)/allowance for impairment of trade and other receivables	(90)	1,476
- Net loss on disposal of plant and equipment	4	3
- Fair value losses on investment properties	14,492	-
- Interest income	(251)	(444)
- Finance expenses	11,328	12,239
- Share of profit of associated companies and joint venture	(2,600)	(3,606)
- Loss on disposal of financial assets, at FVOCI	2	34
- Unrealised currency translation differences	166	(22)
Operating cash flow before working capital changes	37,046	39,355
Change in working capital		
- Inventories	-	(23)
- Trade and other receivables	(3,511)	(2,815)
- Other assets	(1,156)	(1,594)
- Trade and other payables	984	(2,020)
Cash generated from operations	33,363	32,903
Income tax paid	(4,586)	(729)
Net cash provided by operating activities	28,777	32,174
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	50	4
Additions to investment properties	(9,071)	(1,592)
Additions to property, plant and equipment	(2,402)	(728)
Interest received	298	457
Dividends received from associated companies	4,815	1,761
Short-term bank deposits released as security to bank	-	16
Deposits refunded for acquisition of investment property	-	921
Purchase of financial assets, at FVOCI	-	(2,250)
Proceeds from disposal of financial assets, at FVOCI	3,730	2,500
Proceeds from disposal of assets held for sale	777	-
Net cash (used in)/provided by investing activities	(1,803)	1,089
Cash flows from financing activities		
Proceeds from borrowings	8,596	22,277
Loan from non-controlling interests	117	-
Repayment of loan from associated company	(360)	-
Repayment of borrowings	(18,834)	(13,819)
Interest paid on borrowings	(9,583)	(11,082)
Interest paid on lease liabilities	(1,763)	(1,150)
Repayment of principal portion of lease liabilities	(5,349)	(3,381)
Dividends paid to equity holders of the Company	-	(8,410)
Dividends paid to non-controlling interests	(4,361)	-
Net cash used in financing activities	(31,537)	(15,565)
Net (decrease)/increase in cash and cash equivalents held	(4,563)	17,698
Cash and cash equivalents		
Beginning of the financial period	83,868	46,378
Effects of currency translation on cash and cash equivalents	(220)	(252)
End of the financial period	79,085	63,824
The consolidated cash and cash equivalents comprise the following:-		
Cash and bank balances	79,085	65,082
Restricted cash and short-term bank deposits charged as security to bank	-	(1,258)
	79,085	63,824

5. Condensed Interim Consolidated Statement of Changes in Equity

GROUP	← Attributable to equity holders of the Company → Share capital $'000	Other reserves $'000	Retained profits $'000	Total $'000	Non-controlling interests $'000	Total Equity $'000
2021						
Balance at 1 January 2021	142,242	(26,488)	489,842	605,596	23,189	628,785
Profit for the period	-	-	8,735	8,735	363	9,098
Other comprehensive income for the period	-	7,390	-	7,390	18	7,408
Total comprehensive income for the period	-	7,390	8,735	16,125	381	16,506
Dividends paid to non-controlling interest	-	-	-	-	(4,361)	(4,361)
Total transactions with owners, recognised directly in equity	-	-	-	-	(4,361)	(4,361)
Balance at 30 June 2021	**142,242**	**(19,098)**	**498,577**	**621,721**	**19,209**	**640,930**
2020						
Balance at 1 January 2020	142,242	(31,132)	481,081	592,191	21,674	613,865
Profit for the period	-	-	21,005	21,005	2,880	23,885
Other comprehensive (loss)/income for the period	-	(10,448)	-	(10,448)	11	(10,437)
Total comprehensive (loss)/income for the period	-	(10,448)	21,005	10,557	2,891	13,448
Dividends relating to 2019 paid	-	-	(8,410)	(8,410)	-	(8,410)
Total transactions with owners, recognised directly in equity	-	-	(8,410)	(8,410)	-	(8,410)
Balance at 30 June 2020	**142,242**	**(41,580)**	**493,676**	**594,338**	**24,565**	**618,903**

COMPANY	Share capital $'000	Other reserves $'000	Retained profits $'000	Total $'000
2021				
Balance at 1 January 2021	253,553	(1,188)	26,750	279,115
Profit for the period	-	-	7,933	7,933
Other comprehensive income for the period	-	853	-	853
Total comprehensive income for the period	-	853	7,933	8,786
Balance at 30 June 2021	**253,553**	**(335)**	**34,683**	**287,901**
2020				
Balance at 1 January 2020	253,553	(425)	28,423	281,551
Profit for the period	-	-	4,117	4,117
Other comprehensive loss for the period	-	(675)	-	(675)
Total comprehensive (loss)/income for the period	-	(675)	4,117	3,442
Dividends relating to 2019 paid	-	-	(8,410)	(8,410)
Total transactions with owners, recognised directly in equity	-	-	(8,410)	(8,410)
Balance at 30 June 2020	**253,553**	**(1,100)**	**24,130**	**276,583**

6. Segment Information

Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding period

The business of the Group is organised into the following business segments:

a) Workers Accommodation

b) Student Accommodation

c) Others

	Workers accommodation $'000	Student accommodation $'000	Others $'000	Total $'000
Six Months ended 30 June 2021				
Revenue:				
Sales to external parties	48,459	15,741	527	64,727
Timing of revenue recognition in relation to revenue from contracts with customers				
- Point of time	1,775	458	527	2,760
- Over time	3,743	713	-	4,456
Segment results	29,613	5,631	29	35,273
Finance expense	(7,161)	(4,167)	-	(11,328)
Interest income				251
Fair value losses on investment properties	(8,939)	(5,553)	-	(14,492)
Share of profit of associated companies and joint venture	1,623	975	2	2,600
Profit before tax				12,304
Income tax expense				(3,206)
Net profit				**9,098**
Included in segment results:-				
Depreciation	1,319	355	17	1,691
As at 30 June 2021				
Segment assets	862,673	532,656	845	1,396,174
Short-term bank deposits				43,157
Financial assets, at FVOCI				3,720
Tax recoverable				412
Investments in associated companies	75,989	32,367	1,213	109,569
Investment in a joint venture	-	4,719	-	4,719
Consolidated total assets				**1,557,751**
Segment liabilities	138,912	14,137	151	153,200
Borrowings	424,717	321,909	-	746,626
Current income tax liabilities				8,388
Deferred income tax liabilities				8,607
Consolidated total liabilities				**916,821**
Other segment items:				
Capital expenditure	6,346	5,083	44	11,473

6) **Segment Information** (continued)

The segment information provided to the Senior Management for the reportable segments are as follows:

	Workers accommodation $'000	Student accommodation $'000	Others $'000	Total $'000
Six Months ended 30 June 2020				
Revenue:				
Sales to external parties	45,172	21,068	350	66,590
Timing of revenue recognition in relation to revenue from contracts with customers				
- Point of time	1,456	503	327	2,286
- Over time	337	832	-	1,169
Segment results	27,010	9,125	3	36,138
Finance expense	(7,561)	(4,678)	-	(12,239)
Interest income				444
Share of profit of associated companies and joint venture	2,545	1,039	22	3,606
Profit before tax				27,949
Income tax expense				(4,064)
Net profit				**23,885**
Included in segment results:-				
Depreciation	1,127	582	17	1,726
As at 31 December 2020				
Segment assets	848,307	521,952	3,230	1,373,489
Short-term bank deposits				44,408
Financial assets, at FVOCI				6,779
Tax recoverable				816
Investments in associated companies	79,180	31,063	1,219	111,462
Investment in a joint venture	-	4,758	-	4,758
Consolidated total assets				**1,541,712**
Segment liabilities	121,879	17,078	479	139,436
Borrowings	435,202	319,464	-	754,666
Current income tax liabilities				9,657
Deferred income tax liabilities				9,168
Consolidated total liabilities				**912,927**
Twelve months ended 31 December 2020				
Other segment items:				
Capital expenditure	7,775	5,106	-	12,881

7. NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2021

a) General information

Centurion is incorporated and domiciled in the Republic of Singapore and is dual listed on both the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and The Stock Exchange of Hong Kong Limited (“SEHK”). The address of its registered office is 45 Ubi Road 1, #05-01, Singapore 408696.

The principal activities of the Company include investment holding and provision of management services.

The unaudited condensed interim consolidated financial statements are presented in thousands of Singapore Dollars (S$’000) unless otherwise stated.

b) Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

This unaudited condensed interim consolidated financial statements for the six months ended 30 June 2021 have been prepared in accordance with International Accounting Standard (“IAS”) 34, “Interim financial reporting” and the applicable disclosure requirement set out in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The unaudited condensed interim consolidated financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2020 ("FY2020"), which have been prepared in accordance with the Singapore Financial Reporting Standards (International) (“SFRS(I)s”) and International Financial Reporting Standards (“IFRSs”).

For the purpose of SFRS(I)s, financial statements that have been prepared in accordance and complied with IFRSs are deemed to have also complied with SFRS(I)s. SFRS(I) comprise standards and interpretations that are equivalent to IFRSs. All references to SFRS(I)s and IFRSs are referred to collectively as “IFRS” in these financial statements, unless specified otherwise.

The unaudited condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last annual financial statements for FY2020.

The accounting policies and methods of computation used in the unaudited condensed interim consolidated financial statements for the six months ended 30 June 2021 are the same as those set out in the Group’s annual financial statements for FY2020.

c) If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

In the current period, the Group has adopted all the new and revised SFRS(I)s and IFRSs that are relevant to its operations and effective for its accounting period beginning on 1 January 2021. The adoption of these new and revised SFRS(I)s and IFRSs did not resulted in significant changes to the Group's accounting policies, presentation of the Group's financial statements and amounts reported for the current period and prior periods.

d) Use of judgements and estimates

In preparing the condensed interim consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2020.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in Note 7 (p) – Classification of investment property.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are included in Note 7 (p) – determination of fair value of investment property using significant unobservable inputs.

e) Revenue

	Group		
	1H 2021	**1H 2020**	**Change**
	$'000	**$'000**	**%**
Rental income from investment properties	57,510	63,135	(9)
Revenue from contracts with customers (IFRS15)			
Other revenue from accommodation business	5,185	1,959	165
Sales of optical storage media	527	327	61
Management services	1,505	1,169	29
Total revenue	64,727	66,590	(3)
Geographical information			
Singapore	43,022	41,528	4
Malaysia	6,735	5,432	24
Australia	2,348	5,104	(54)
United Kingdom	11,602	13,318	(13)
United States of America	646	745	(13)
Other countries	374	463	(19)
Total revenue	64,727	66,590	(3)

f) Other income

	Group		
	1H 2021	**1H 2020**	**Change**
	$'000	**$'000**	**%**
Interest income			
- Financial assets measured at amortised cost	87	217	(60)
- Debt investments measured at FVOCI	164	227	(28)
	251	444	(43)
Government grant income	1,882	1,890	-
Government grant expense - rent concessions	-	(192)	(100)
	1,882	1,698	11
Others	222	-	N/M
	2,355	2,142	10

g) Other gains/(losses) - net

	Group		
	1H 2021	**1H 2020**	**Change**
	$'000	**$'000**	**%**
Currency exchange gains - net	16	153	(90)
Write back/(allowance for) impairment of trade and other receivables	90	(1,476)	N/M
Net loss on disposal of plant and equipment	(4)	(3)	33
Financial assets, at fair value through other comprehensive income			
- reclassification from other comprehensive income on disposal	(2)	(34)	(94)
Others	(15)	86	N/M
	85	(1,274)	N/M

Write back/(allowance for) impairment of trade and other receivables have been reclassified to "Other gains/(losses) - net" for presentation purpose. Accordingly the comparatives have been restated for consistency.

h) Income tax expense

	Group		
	1H 2021 $'000	1H 2020 $'000	Change %
Tax expense attributable to the profit is made up of:			
- Profit for the financial period			
Current income tax			
- Singapore	2,711	2,711	-
- Foreign	1,057	1,405	(25)
	3,768	4,116	(8)
Deferred income tax	(540)	2	N/M
	3,228	4,118	(22)
- (Over)/under provision in prior financial period			
Current income tax	(39)	(50)	(22)
Deferred income tax	17	(4)	N/M
	3,206	4,064	(21)

i) Other information on Income Statement

	Group		
	1H 2021 $'000	1H 2020 $'000	Change %
Depreciation	(1,691)	(1,726)	(2)

j) Dividends

	Group		
	1H 2021 $'000	1H 2020 $'000	Change %
Ordinary dividends paid			
Final exempt dividend paid in respect of the previous financial year of nil Singapore cent (2020: final exempt dividend paid in respect of the financial year 2019 of 1.0 Singapore cent) per share	-	8,410	(100)

k) Related party transactions

	Group		
	1H 2021 $'000	1H 2020 $'000	Change %
(a) Sales and purchases of goods and services			
Services provided to immediate holding corporation	43	41	5
Services provided to associated companies	1,002	1,183	(15)
Purchases from a company which a director has an interest	34	49	(31)
Lease payments to associated companies	415	711	(42)
Interest charged by associated company	318	505	(37)
Interest charged by non-controlling interest	48	78	(38)
(b) Key management personnel compensation			
Wages and salaries	2,102	2,567	(18)
Employer's contribution to defined contribution plan, including Central Provident Fund	70	78	(10)
	2,172	2,645	(18)

Included in above, total compensation to directors of the Company amounted to S$1,040,000 (1H 2020: S$1,240,000).

l) Trade and other receivables

Trade receivables primarily consisted of the trade receivables from non-related parties. i.e.customers.

The majority of the group's sales are on cash terms. The remaining overdue amounts, were mainly due to some customers requesting for a delay in payment and we allow them for deferred settlement of up to 30 days (for workers and student accommodation) or up to 90 days (for commercial tenants of student accommodations and optical disc business), as the case may be, after considering the requesting customer's rental deposit balance, payment history and financial situation, in order to maintain long term relationships with the customers.

The ageing analysis of trade receivables based on invoice date is as follows:

	Group	
	30 Jun 2021	31 Dec 2020
	$'000	$'000
Up to 3 months	7,546	5,164
3 to 6 months	869	1,104
Over 6 months	917	599
	9,332	6,867
Less: Cumulative allowance for impairment	(1,631)	(1,748)
	7,701	5,119

m) Financial assets, at fair value through other comprehensive income

Financial assets, at fair value through other comprehensive income are analysed as follows:

	Group		Company	
	30 Jun 2021	31 Dec 2020	30 Jun 2021	31 Dec 2020
	$'000	$'000	$'000	$'000
Listed debt securities – Singapore	3,720	6,779	3,720	6,779

Financial assets, at fair value through other comprehensive income were classified as current assets as management intends to hold these assets for contractual cash flows and dispose these assets as and when they are needed for working capital.

n) Financial assets, at fair value through profit or loss

Financial assets, at fair value through profit or loss are analysed as follows:

	Group	
	30 Jun 2021	31 Dec 2020
	$'000	$'000
Designated at fair value on initial recognition		
- Unquoted equity investment – Singapore	24	24

As at 30 June 2021 and 31 December 2020, the fair value of unquoted equity investment is estimated by making reference to the Group's share in the attributable net assets of the investee company as reflected in their latest available financial information. The attributable net assets of the investee company comprise mainly of real estate properties, and are adjusted where applicable, for independent valuations of the real estate properties held by the investee company as at balance sheet date.

o) Assets held for sale

	Group	
	30 Jun 2021	31 Dec 2020
	$'000	$'000
Details of the assets classified as held-for-sale are as follows:-		
Beginning of financial period	1,292	5,447
Currency translation differences	(11)	(32)
Disposal	-	(4,123)
Reclassification	(175)	-
End of financial period	1,106	1,292

o) Assets held for sale (continued)

During the current financial period, the 4-storey shophouse located at South Jakarta, Indonesia has ceased to be classified as assets held for sale as the management has decided to use it for administrative purpose. Accordingly, this asset with carrying value of S$175,000 is classified from assets held for sale to property, plant and equipment.

On 2 July 2021, the Group has completed the sale of the factory unit located in Indonesia to a third party. A gain on disposal of this asset held for sale amounting to approximately S$2,000,000 will be recorded in the six months period ending 31 December 2021.

p) Investment properties

	Group	
	30 Jun 2021 **$'000**	**31 Dec 2020** **$'000**
Beginning of financial period	1,307,770	1,275,879
Currency translation differences	5,775	17,162
Additions	30,430	51,553
Disposal via sale of a subsidiary	-	(4,982)
Adjustment in relation to extension option	-	(4,201)
Net fair value loss recognised in profit or loss	(14,492)	(27,641)
End of financial period	1,329,483	1,307,770

Investment properties are leased to non-related parties under operating leases.

Included in additions are capitalised expenditure of S$9,071,000 (FY2020: S$11,377,000) and right-of-use assets of S$21,359,000 (FY2020: S$40,176,000).

Certain investment properties are pledged as security for the bank facilities extended to subsidiaries. The carrying values of these investment properties amounted to approximately S$1,211,316,000 (FY2020: S$1,205,894,000).

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy.

The Group applies estimates, assumptions and judgements in the determination of fair values for investment properties. The valuation forms the basis for the carrying amounts of the investment properties held directly by the Group in the consolidated financial statements. There is significant judgement in key inputs used in the valuation. These key inputs include discount rate, rental rate, market value of comparable property, capitalisation rate, cost to complete and cost per square metre, and are dependent on the nature of each investment property and the prevailing market conditions.

The Group had carried out an internal assessment on its investment properties as at 30 June 2021, in consultation with the independent professional valuers who had performed the valuations of the Group's investment properties as at 31 December 2020, for any material changes in key inputs. The key inputs were found to remain substantially unchanged compared to 31 December 2020. After considering other factors including the operating performance of the properties, the prevailing local market outlook and the remaining lease terms of the leased properties, the Group recognised the net fair value losses on investment properties amounted to S$14,492,000 (1H 2020: Nil).

q) Property, plant & equipment

During the six months ended 30 June 2021, the additions and disposals of the Group's property, plant and equipment amounted to S$2,402,000 (FY2020: S$1,504,000) and $55,000 (FY2020: S$97,000) respectively.

r) Trade and other payables

Trade payables mainly comprised payables to utilities, suppliers of consumables and services.

Trade payables that are aged over 3 months were mainly due to liabilities recognised but under negotiation with suppliers over payment or goods/services delivered. Our trade payables were due according to the terms on the relevant contracts. In general, our suppliers grant us a credit term of cash terms of up to 30 days and we settle our payment by cheque or bank transfer.

The ageing analysis of trade payables based on invoice date is as follows:

	Group	
	30 Jun 2021 $'000	**31 Dec 2020 $'000**
Up to 3 months	2,908	2,344
3 to 6 months	193	87
Over 6 months	265	265
	3,366	2,696

s) Borrowings

	Group		**Company**	
	30 Jun 2021 $'000	**31 Dec 2020 $'000**	**30 Jun 2021 $'000**	**31 Dec 2020 $'000**
(i) Amount repayable in one year or less, or on demand				
Secured	47,479	29,778	-	-
Unsecured	22,646	42,010	19,046	39,850
Sub Total	70,125	71,788	19,046	39,850
(ii) Amount repayable after one year				
Secured	531,470	544,434	-	-
Unsecured	145,031	138,444	119,293	111,022
Sub Total	676,501	682,878	119,293	111,022
Total borrowings	746,626	754,666	138,339	150,872

(iii) Details of any collateral

The Group's secured borrowings include bank borrowings. The borrowings are secured by fixed charges over certain bank deposits and investment properties of the subsidiaries.

t) Fair value measurement of financial instruments

The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

a) Quoted prices (unadjusted) in active markets for identical assets or liabilities **(Level 1)**;

b) Inputs other than quoted prices included within Level 1 which are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) **(Level 2)**; and

c) Inputs for the assets or liability which are not based on observable market data (unobservable inputs) **(Level 3)**

The following table presents the group's financial assets and financial liabilities measured and recognised at fair value at 30 June 2021 and 31 December 2020 on a recurring basis:

	Level 1	Level 2	Level 3
	$'000	$'000	$'000
Group			
As at 30 June 2021			
Financial assets, at FVOCI	3,720	-	-
Financial assets, at fair value through profit or loss	-	-	24
Derivative financial instruments - liabilities	-	3,765	-
As at 31 December 2020			
Financial assets, at FVOCI	6,779	-	-
Financial assets, at fair value through profit or loss	-	-	24
Derivative financial instruments - liabilities	-	6,655	-

	Level 1	Level 2	Level 3
	$'000	$'000	$'000
Company			
As at 30 June 2021			
Financial assets, at FVOCI	3,720	-	-
Derivative financial instruments - liabilities	-	299	-
As at 31 December 2020			
Financial assets, at FVOCI	6,779	-	-
Derivative financial instruments - liabilities	-	516	-

u) Financial instruments by category

The carrying amount of the different categories of financial instruments are as disclosed on the face of the balance sheet to the financial statements, except for the following:

	Group		**Company**	
	30 Jun 2021	**31 Dec 2020**	**30 Jun 2021**	**31 Dec 2020**
	$'000	**$'000**	**$'000**	**$'000**
Financial assets at amortised cost	98,371	99,084	402,874	417,835
Financial liabilities at amortised cost	890,422	881,280	149,754	163,342

v) **Share capital and treasury shares**

	Company No. of shares issued	Group Share capital $'000	Company Share capital $'000
<u>Share capital</u>			
Beginning and end of financial period	840,778,624	142,242	253,553

	Company	
	30 Jun 2021	31 Dec 2020
Total number of issued shares excluding treasury shares	840,778,624	840,778,624

All issued ordinary shares are fully paid. There is no par value for these ordinary shares.

There was no share buy-back since the end of the previous financial year.

<u>Share options, warrants and convertibles</u>

As at 30 June 2021 and 30 June 2020, the Company did not have any employee share option scheme and has no outstanding options, warrants or convertibles.

<u>Treasury shares and subsidiary holdings</u>

	Company	
	As at 30 Jun 2021	As at 30 Jun 2020
Number of shares held as treasury shares	-	-
Number of subsidiary holdings	-	-
Percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding	0%	0%

w) **Purchase, sales or redemption of the Company's listed securities and sales, transfer, cancellation and/or use of treasury shares and subsidiary holdings**

There was no purchase, sales or redemption of the Company's listed securities and sales, transfer, cancellation and/or use of treasury shares and subsidiary holdings during the period ended 30 June 2021 except that the fixed rate notes due 2022 of the aggregate outstanding principal amount of S$12,250,000 were fully redeemed by the Company at 100 per cent of the said principal amount together with the interest accrued thereof, on 1 February 2021.

8. Group Performance Review

A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:
(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

(a) Half year review - 1H 2021 vs 1H 2020

In the half year ended 30 June 2021 ("1H 2021"), the Group's revenue reduced by 3% to S$64.7 million, from S$66.6 million in the half year ended 30 June 2020 ("1H 2020"), while net profit from core business operations was S$24.0 million, an increase of S$72,000 year-on-year.

The lower Group revenue was mainly attributable to lower occupancy in the Group's student accommodation portfolio in Australia and the United Kingdom ("UK") due to the impact of the COVID-19 pandemic on international travel.

Australia's state borders were closed to both international and interstate travel to contain the spread of COVID-19, and universities pivoted to delivering courses in a blended mode, via a mix of face-to-face and online teaching. As a result, the average financial occupancy in Australia was 27% for 1H 2021, as compared to 68% in 1H 2020. The COVID-19 pandemic also disrupted travels into the UK, which in turn affected the bookings for student accommodation in the UK for the Academic Year 20/21, resulting in an average financial occupancy rate of 66% for 1H 2021 as compared to 74% in the same period last year.

In Singapore, the revenue for Purpose-Built Workers Accommodation ("PBWA") excluding the three operational Quick Build Dormitories ("QBDs") had reduced, as occupancy declined from 99% in 1H 2020 to 82% in 1H 2021. The demand for PBWA softened due to a reduction in foreign worker numbers as some had returned to their hometowns after the lifting of dormitory lockdowns in 3Q 2020. In addition, some companies sought alternative housing allowed by the government for the interim, such as Temporary Living Quarters, QBDs, Construction Temporary Quarters, and Private Residential Housing.

The reduction in Group revenue was mitigated by revenue contributions from the two QBDs, Westlite Kranji Way, and Westlite Tuas Avenue 2, that commenced operations in 4Q 2020 . A third QBD, Westlite Jalan Tukang, commenced operations in 2Q 2021 and is ramping up its occupancy. In addition, the Group recorded an increase of S$3.2 million in other revenue from accommodation business to S$5.2 million in 1H 2021, as compared to S$2.0 million in 1H 2020, which was derived mainly from two Migrant Worker Onboarding Centres ("MWOCs") that commenced operations since March 2021, as well as income from accommodation-related services delivered in the 3 operational QBDs and management fee income from two Factory-Converted Workers Dormitories in Singapore.

In Malaysia, revenue for PBWA improved 24% despite nationwide and localised Movement Control Orders to curb the spread of COVID-19. Excluding the newly-leased asset from Selangor State Development Corporation ("PKNS"), Westlite-PKNS Petaling Jaya, the workers accommodation portfolio in Malaysia achieved higher financial occupancy of 88% as compared to 80% in 1H 2020.

The Group's gross profit reduced by 10% year-on-year, from S$48.1 million in 1H 2020 to S$43.5 million in 1H 2021 mainly due to lower revenue and higher costs incurred from the setting up of new operating and managed sites for workers' accommodation in Singapore and Malaysia.

Other gains/(losses) increased by S$1.4 million, largely due to a write back of trade and other receivables of S$90,000 in 1H 2021 as compared to an allowance of S$1.5 million for the impairment of trade and other receivables in 1H 2020.

Administrative expenses reduced by S$1.9 million as a result of cost management measures to cushion the impact from COVID-19.

Finance expenses decreased by S$0.9 million to S$11.3 million, mainly due to the lower interest rate environment, as compared to 1H 2020.

Share of profit of associated companies and joint venture reduced by S$1.0 million to S$2.6 million in 1H 2021, mainly arising from the fair value loss on the investment properties of Westlite Mandai.

Net change in fair value of investment properties in 1H 2021 mainly relates to the valuation movements based on management's internal assessment, in consultation with the independent valuers who carried out the valuation of the investment properties as at the last financial year end, on the Group's investment properties as at 30 June 2021 and the adjustment of fair value of right-of-use ("ROU") investment properties in relation to the Group's leased properties as at 30 June 2021, in accordance with SFRS(I) 16 Leases.

Net fair value losses of S$14.5 million which equates to approximately 1.1% of the carrying value of the investment properties as at 30 June 2021, was mainly due to the Group's investment properties in Singapore and Australia where the market conditions and occupancy rates were more affected by COVID-19 and the adjustment of fair value of ROU investment properties, which is in line with the Group's asset light strategy, adding three QBD leases from Jurong Town Corporation (JTC) in Singapore and a workers dormitory, Westlite PKNS in Malaysia operating in 1H 2021.

With the fair value losses on investment properties, the Group's net profit in 1H 2021 was S$9.1 million, a 62% reduction as compared to 1H 2020.

Excluding fair value adjustments, net profit derived from core business operations was S$24.0 million in 1H 2021, which was S$72,000 higher than S$23.9 million in 1H 2020.

(b) Review of Group Balance Sheet

Assets

Cash and bank balances reduced by S$4.8 million to S$79.1 million as at 30 June 2021, largely due to the redemption of the remaining fixed rate notes due 2022 issued by the Company ("Series 004 Note") of S$12.25 million in February 2021.

Trade and other receivables increased by S$2.8 million, mainly arising from the new operations started in QBDs and MWOCs.

Financial assets, at fair value through other comprehensive income, reduced by S$3.1 million due to fixed income investments which had been matured.

Investment properties increased by S$21.7 million largely due to the additions of right-of-use assets in Westlite Jalan Tukang QBD in Singapore of S$21.4 million, Westlite Tampoi PBWA under development in Malaysia and the PBSAs, dwell MSV and dwell MSV South under asset enhancements works in the UK. This increase is offset by the fair value losses on investment properties of S$14.5 million.

Lease liabilities increased by S$15.1 million to S$110.2 million mainly due to the commencement of Westlite Tukang QBD lease from JTC in 1H 2021.

Borrowings & Gearing

The Group's borrowings reduced from S$754.7 million to S$746.6 million, largely due to the redemption of the Series 004 Notes.

As at 30 June 2021, the Group had net current liabilities of S$28.5 million. The Group currently has sufficient cash resources and banking facilities of S$188.6 million to meet its current liabilities.

The Group's net gearing ratio was 48% as at 30 June 2021, similar to the gearing ratio as at 31 December 2020. The Group's acquired operating assets and assets under development are primarily funded through bank borrowings, which has an average remaining maturity profile of six years. The Group uses long-term bank debt with regular principal repayments to finance its long-term assets.

As at 30 June 2021, the Group's balance sheet remained healthy with S$79.1 million in cash and bank balances.

(c) Review of Company Balance Sheet

The redemption of the remaining Series 004 Notes of S$12.25 million in February 2021 has resulted in reduced borrowings.

Financial assets, at fair value through other comprehensive income, reduced by S$3.1 million due to the fixed income investments which had matured.

(d) Review of Statement of Cash Flows

In 1H 2021, the Group generated a positive cash flow of S$28.8 million from operating activities.

Net cash used in investing activities amounted to S$1.8 million, mainly due to the additions to investment properties and property, plant and equipment.

The Group recorded net cash used in financing activities of S$31.5 million mainly for repayment of borrowings, interest and principal portion of lease liabilities paid during the period.

9. (a) Earnings per share

	Group	
	1H 2021	1H 2020
Net profit attributable to equity holders of the Company (S$'000)	8,735	21,005
Net profit from core business operations attributable to equity holders of the Company (S$'000)	20,384	21,005
Weighted average number of ordinary shares outstanding for basic earnings per share ('000)	840,779	840,779
<u>Earnings per ordinary share:</u>		
(i) Basic earnings per share (cents)	1.04	2.50
(ii) Diluted earnings per share (cents)	1.04	2.50
<u>Earnings per ordinary share based on core business operations:</u>		
(i) Basic earnings per share (cents)	2.42	2.50
(ii) Diluted earnings per share (cents)	2.42	2.50

(b) Net asset value

	Group		Company	
	30 Jun 2021	31 Dec 2020	30 Jun 2021	31 Dec 2020
Net asset value per ordinary share (see note below)	73.95 cents	72.03 cents	34.24 cents	33.20 cents

<u>Note:</u>

The Group's and Company's net asset value per ordinary share is calculated based on the Company's total number of issued shares (excluding treasury shares) of 840,778,624 ordinary shares as at 30 June 2021 and 31 December 2020.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

As at 30 June 2021, Centurion operates a diversified portfolio of 35 operational purpose-built workers and student accommodation assets (“PBWA” and “PBSA” respectively), comprising 76,968 beds diversified across Singapore, Malaysia, Australia, South Korea, the United Kingdom (“UK”) and the United States (“US”).

<u>Workers Accommodation</u>

Singapore

The Group operates eight Purpose Built Worker Accommodation (“PBWA”), including five Purpose-Built Dormitories (“PBDs”) and three Quick-Build Dormitories (“QBDs”), with approximately 34,000 beds in Singapore. Excluding QBDs, the financial occupancy for its PBDs rose from 79% as at the end of last year to an average of 82% for 1H 2021, underpinned by a calibrated return of migrant workers. However, the recovery in occupancy during the first half of 2021 was affected by the imposition of travel restrictions to curb the spread of COVID-19 and its variants, thus resulting in an average financial occupancy of 82% for 1H 2021, lower than the 99% for 1H 2020. Notwithstanding these headwinds, the Group expanded its portfolio by asset-light means. Two QBDs comprising 2,320 beds, namely Westlite Kranji Way and Westlite Tuas Avenue 2, commenced operations towards the end of 4Q 2020 and have ramped up healthily over 1H 2021, while a third QBD comprising 3,420 beds, Westlite Jalan Tukang, commenced operations in 2Q 2021 and is in the process of ramping up its occupancy. A fourth QBD, Westlite Tuas South Boulevard, comprising 628 beds, is expected to commence operations in 4Q 2021. Due to travel restrictions, there is currently an acute shortage of migrant workers manpower in supporting the construction, marine and process industries. Demand for the workers accommodation in Singapore is expected to improve when restrictions are gradually lifted as vaccination rates in Singapore reach the targeted level. The Group continues to be in dialogue with the Government on future dormitory specifications for enhanced living standard and public health resilience, for which the Government has announced that an adjustment period will be provided[1].

Malaysia

Centurion operates approximately 37,000 beds across eight PBWA assets in Johor, Penang and Selangor. Excluding the newly leased Westlite – PKNS Petaling Jaya in Selangor, the average financial occupancy rate in Malaysia strengthened from 80% in 1H 2020 to 88% for 1H 2021. The reinstatement of Movement Control Orders (“MCOs”) across different states to prevent a COVID-19 contagion restricted the movements of the migrant workers. Westlite Malaysia is also working with the Department of Labour Peninsular Malaysia ("JTKSM") on certification of its properties in relation to the Workers’ Minimum Standards of Housing and Amenities Act[2], amid the increasing pressures on employers to provide better living conditions for their migrant workers. The retrofitting works for one of the two blocks acquired in 4Q 2020 at Westlite Pasir Gudang has been completed and added 420 beds to the portfolio during the period. The remaining block, comprising an additional 420 beds is expected to be operational in 4Q 2021. For the Asset Enhancement Initiative (“AEI”) at Westlite Tampoi, development works to add 3,600 beds have been completed and is now pending Certification of Completion and Compliance ("CCC"). The new pipeline beds from these two assets are expected to commence operations within this year. Demand for the Group’s accommodation is expected to remain strong with the implementation of the new standards by JTKSM.

<u>Student Accommodation</u>

As at 30 June 2021, the Group had a portfolio of 6,064 beds across 19 operational PBSA assets in Australia, South Korea, the UK and the US. Bookings and financial occupancy in the Group’s PBSAs in Australia and the UK were affected by travel restrictions and a pivot by universities to deliver courses via a mix of face-to-face and online teaching given the COVID-19 pandemic. In early June 2021, the Group ceased operations of dwell Selegie in Singapore when it declined the option for the third and final 2-year lease extension.

United Kingdom

The Group’s UK portfolio, which comprises 10 assets that are strategically located near top universities, achieve occupancy rate of 66% in 1H 2021. As movement controls and travel restrictions are progressively lifted in the UK, the Group is seeing recovery in demand from both domestic and international students and is receiving increasing enquires and bookings for Centurion’s PBSA assets. The Group has currently pre-leased more than half of its bed capacity for the upcoming Academic Year 2021/2022. In February 2021, the UK Government reaffirmed its aims to recruit 600,000 international higher education students annually and increase education exports to £35 billion a year by 2030[3].

<u>Remarks:</u>
1. Source: CNA - Our New Normal: How COVID-19 Has Changed Singapore, 29 Mar 2021
2. Source: Today Online - Malaysia enforces requirement for improved worker accommodation to rein in Covid-19, 18 February 2021
3. Source: UK Parliament House of Commons Library - International and EU students in higher education in the UK FAQs, 15 February 2021

Australia

Australia

In Australia, travel restrictions to contain COVID-19 continues to restrict international student demand, with greater impact in Melbourne than in Adelaide. The implementation of interstate travel restrictions within Australia also contributed to continued pressures on occupancies. As a result, the portfolio in Australia delivered an average financial occupancy of 27% for 1H 2021. During this time, the Australian portfolio has offered short term leases and where possible, to non-student residents. Nonetheless, the prospects for student accommodation in the long term remain bright and occupancies are expected to recover once travel is allowed to resume.

South Korea

In South Korea, with borders opened, dwell Dongdaemun reported higher average financial occupancy of 55% for 1H 2021, as compared to 25% for 1H 2020, driven mainly by international students pursuing exchange and language programmes in Seoul.

United States

In the US, the Group's US assets cater mainly to domestic students, and international students constitute less than 2% of the US portfolio occupancy. For 1H 2021, the average financial occupancy showed an improvement over the same period last year. The Group is also seeing an increase in bookings for Academic Year 2021/2022 compared to last year. The performance of this portfolio is expected to continue to improve with increased and active management.

Looking Ahead

Although global growth is recovering, the recovery from the pandemic is uneven and fragile, as new variants and re-infection risks continue to pose a public health risk amid uneven vaccine rollouts, and travel restrictions have not been lifted completely. Despite the continuing disruption from COVID-19, the financial occupancy rates in the Group's PBWA and PBSA assets are experiencing gradual recoveries, except in Australia. As business and travel activities resume, the occupancy levels in the Group's strategically located assets are expected to improve as well. Nonetheless and notwithstanding uncertainties from COVID-19, the Group will continue to prudently enlarge its portfolio and expand its revenue streams, strategically and where sensible.

11. Use of proceeds

Not applicable

12. Dividend

(a) ***Current Financial Period Reported On***

Any dividend declared for the current financial period reported on ?

None

(b) ***Corresponding Period of the Immediately Preceding Financial Year***

Any dividend declared for the corresponding period of the immediately preceding financial year ?

None

(c) Date Payable

Not applicable

(d) Book Closure Date

Not applicable

13. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

Not applicable for half year results announcement.

14. If no dividend has been declared / recommended, a statement to that effect and the reason(s) for the decision

No dividend has been declared by the Board of the Company in respect of the half year ended 30 June 2021 (half year ended 30 June 2020: Nil). The Company would like to conserve its cash resources in view of the unprecedented economic condition and uncertainty amidst the COVID-19 pandemic.

15. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the Company's auditors, PricewaterhouseCoopers LLP.

16. Where the figures have been audited or reviewed, the auditors' report (including any modifications or emphasis of a matter)

Not applicable.

17. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-

(a) Updates on the efforts taken to resolve each outstanding audit issue.

(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

This is not required for any audit issue that is a material uncertainty relating to going concern

Not applicable as the Group's latest audited financial statements for the financial year ended 31 December 2020 were not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

18. Review by Audit Committee

The Company has established an audit committee (the "Audit Committee") with written terms of reference which deal clearly with its authority and duties. Amongst the Audit Committee's principal duties is to review and supervise the Company's financial reporting process and internal controls. The Audit Committee has reviewed the unaudited consolidated interim results announcement of the Group for the six months ended 30 June 2021 and the accounting principles and policies adopted by the Group.

The Company has out-sourced its internal audit function to BDO LLP. The internal auditor reports directly to the Chairman of the Audit Committee and presents their reports and audit findings with regards to the adequacy and effectiveness of the Company's internal control and make recommendations to the Audit Committee.

The Audit Committee comprises three independent non-executive Directors, namely, Mr. Gn Hiang Meng, Mr. Chandra Mohan s/o Rethnam and Mr. Owi Kek Hean. Mr. Gn Hiang Meng is the chairman of the Audit Committee.

19. Compliance with Corporate Governance Codes

The Company has adopted the principles and practices of corporate governance in line with the Principles and Provisions as set out in the Singapore Code of Corporate Governance 2018 (the "2018 Code") and the applicable code provisions of the Corporate Governance Code (the "HK CG Code") as set out in Appendix 14 to the Rules Governing the Listing of Securities on the SEHK (the "HK Listing Rules").

In the event of any conflict between the 2018 Code and HK CG Code, the Company will comply with the more stringent requirements. Throughout the six months ended 30 June 2021, the Company has complied with applicable provisions in the 2018 Code and HK CG Code, except those appropriately justified and disclosed.

20. Compliance with Singapore Listing Manual and Hong Kong Model Code

In compliance with Rule 1207(19) of the Listing Manual (the "Listing Manual") of SGX-ST and the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the HK Listing Rules, the Company has adopted the Code of Best Practices on Securities Transactions by the Company and its Directors and Officers as its code for securities transactions by its Directors and Officers pursuant to the Listing Manual of the SGX-ST and the Model Code's best practices on dealings in securities. In furtherance, specific enquiry has been made of all the Directors and the Directors have confirmed that they have complied with the Model Code throughout the six months ended 30 June 2021.

The Company, the Directors and its Officers are not allowed to deal in the Company's securities at all times whilst in possession of unpublished price sensitive information and during the "closed" window period as defined in the Company's Code of Best Practices on Securities Transactions by the Company and its Directors and Officers.

Directors, officers and employees have also been directed to refrain from dealing in the Company's securities on short-term considerations.

The Directors, Management and officers of the Group are also expected to observe relevant insider trading laws at all times, even when dealing in securities within permitted trading period or they are in possession of unpublished price-sensitive information of the Company and they are not to deal in the Company's securities on short-term considerations.

21. Publication of Information on the websites of Hong Kong Exchanges and Clearing Limited, the Company and SGX-ST

The results announcement is published on the website of Hong Kong Exchanges and Clearing Limited (the “HKEX”) at www.hkexnews.hk, the website of the Company at www.centurioncorp.com.sg and the website of the SGX-ST at www.sgx.com. The interim report of the Company for the six months ended 30 June 2021 will be despatched to shareholders in Hong Kong and published on the respective websites of the HKEX, SGX-ST and the Company in due course.

22. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The Group's 1H 2021 results are in line with the commentary of the Company's profit warning announcement dated 6 August 2021.

23. If the Group has obtained a general mandate from shareholders for interested person transactions ("IPTs"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii) of the Listing Manual of SGX-ST. If no IPT mandate has been obtained, a statement to that effect

The Company does not have a general mandate from shareholders for IPTs.

24. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) of the Listing Manual of SGX-ST. If there are no such persons, the issuer must make an appropriate negative statement

Not applicable for half yearly announcement.

25. Confirmation of Directors' and Executive Officers' Undertakings

The Company confirms that it has procured undertakings from all its Directors and Executive Officers in compliance with Rule 720(1) of the Listing Manual of SGX-ST.

26. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual of SGX-ST

On behalf of the Board of Directors of the Company, we, Wong Kok Hoe and Loh Kim Kang David, confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial statements for the half year ended 30 June 2021 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD
CENTURION CORPORATION LIMITED
Kong Chee Min
Chief Executive Officer
10 August 2021

As at the date of this announcement, the Board comprises Mr. Loh Kim Kang David, Mr. Wong Kok Hoe and Mr. Teo Peng Kwang as executive directors; Mr. Han Seng Juan as non-executive director; and Mr. Gn Hiang Meng, Mr. Chandra Mohan s/o Rethnam, Mr. Owi Kek Hean, Ms. Tan Poh Hong and Mr. Lee Wei Loon as independent non-executive directors.