



Centurion Corporation Limited

(Incorporated in the Republic of Singapore with limited liability)
(Company Registration No. 198401088W)

PRESS RELEASE

For Immediate Release

CENTURION EXPANDS AUSTRALIA PBSA PORTFOLIO WITH SECOND STUDENT ACCOMMODATION DEVELOPMENT IN PERTH

- Centurion acquires a 25% equity interest for a cash consideration of AUD 250,000 (equivalent to SGD 225,475)¹ in a purpose-built student accommodation (“**PBSA**”) development located at Fairway, Perth, adjacent to the University of Western Australia’s Crawley Campus.
- The c.182-bed project is currently under development with completion expected in 2Q 2027.
- On completion, the property will be managed by the Group, operating under its EPIISOD student accommodation brand.



Render of the proposed 182-bed student accommodation development at Fairway, Perth.

Image: DMG Architecture

Singapore, 17th June 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 specialised living sector accommodation assets, today announced that the Group has invested in a new c.182-bed PBSA development in Fairway, Perth. This is the Group’s second investment in the city, following the 472-bed PBSA development on Stirling Highway announced in December 2025.

¹ Based on an exchange rate as at 11 June 2026 of AUD 1: SGD 0.9019



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The investment was made through the Company's indirect wholly-owned subsidiary, Centurion Overseas Investments (II) Pte. Ltd., which has subscribed for 250,000 ordinary shares, representing a 25% equity interest in Fairway Development (Aus) Pty Ltd for a cash consideration of AUD 250,000 (equivalent to SGD 225,475)¹, funded through internal resources. The remaining 75% is held by Centurion Properties Australia Investments Pty Ltd, a wholly-owned subsidiary of the Company's controlling shareholder.

The PBSA, located at 55-57 Fairway, Crawley, Perth, Australia, is under development and is expected to be completed by 2Q 2027. On completion, the property will be managed by the Group, operating under its EPIISOD student accommodation brand.

Strategically situated in proximity to universities and medical infrastructure

The site is located directly adjacent to the University of Western Australia's Crawley campus giving students quick access to campus facilities and resources. It is approximately 250 metres from the Broadway Fair Shopping Centre with shops and restaurants within walking distance. The Swan River foreshore, with its parks and beaches is a short walk away, while Stirling Highway provides easy access to the city.

Integrated Student Living Development

The development comprises 182 studios. Designed as a fully integrated student living environment, the EPIISOD property will feature a gymnasium, yoga studio, sauna, ice bath and rooftop swimming pool, together with a café and an outdoor communal amenities deck offering lounge, dining, and satellite kitchen facilities.

Australia's PBSA sector is supported by strong fundamentals, with student demand continuing to outpace supply². The Group continues to actively expand its PBSA portfolio in Australia and other major student markets. In Australia, the Group has multiple developments underway across Melbourne and Perth. In Melbourne, the redevelopment of the car park at Dwell Village Melbourne City into a c.644-bed PBSA, EPIISOD North Melbourne, is on track for completion in 1H 2027, and the Group has obtained development approval for a c.675-bed PBSA at Mackenzie Street, near RMIT University. In Perth, the Group is developing a c.472-bed EPIISOD PBSA on Stirling Highway, with expected completion in 4Q 2027. In the United Kingdom, the Group has acquired a land site at William Road, Euston, London, to be developed into a c.225-bed PBSA property, with expected completion by 4Q 2028.

The investment in the Fairway, Perth asset forms part of the Group's broader capital recycling strategy, with capital redeployed into new development opportunities to support the next phase of portfolio growth.

Mr Kong Chee Min (江志明), CEO of Centurion Corporation, said: "This development strengthens our PBSA presence in Australia and expands our footprint in Perth, capturing the strong student demand anchored by the University of Western Australia. As part of our growing pipeline in

² [Campus Quarter: Purpose-Built Student Accommodation in Australia](#), Cushman & Wakefield, December 2025



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student accommodation, which is expected to deliver c.2,198 new beds progressively between 2027 and 2028, it reinforces our ability to scale our portfolio and deliver long-term value for shareholders.”

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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. 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 31 March 2026, the Group manages a strong portfolio of 40 operational accommodation assets totalling 81,388 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 comprises 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.

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 Company 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>

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