



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

**(I) ESTABLISHMENT OF INDIRECT WHOLLY-OWNED SUBSIDIARY AND TRUST; AND
(II) ACQUISITION OF KEY WORKER ACCOMMODATION ASSET IN SOUTH HEDLAND,
WESTERN AUSTRALIA**

1. INTRODUCTION

The Board of Directors (the “**Board**”) of Centurion Corporation Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that:

- (i) the Company’s wholly-owned subsidiary, Centurion Overseas Investments Pte. Ltd. (“**COIPL**”), has established a new wholly-owned subsidiary in Australia known as Centurion South Hedland (Forrest Circle) Pty Ltd (“**Centurion South Hedland**”);
- (ii) Centurion South Hedland has been nominated as the trustee of, and has executed a trust deed to establish, a new fixed unit trust in Australia known as Centurion South Hedland (Forrest Circle) Trust (“**South Hedland Unit Trust**”); and
- (iii) Centurion South Hedland as trustee for South Hedland Unit Trust (the “**Buyer**”), has on 24 April 2026 entered into a contract for the sale of land and strata title by offer and acceptance (the “**Contract**”) with MW Investments Number 16 Pty Ltd (the “**Seller**”), to acquire the key worker accommodation asset known as “Concorde South” located at 10 Forrest Circle, South Hedland, Western Australia (the “**Property**”) in accordance with the terms and subject to the conditions of the Contract (the “**Proposed Acquisition**”).

2. INFORMATION ON CENTURION SOUTH HEDLAND AND SOUTH HEDLAND UNIT TRUST

In connection with the Proposed Acquisition, Centurion South Hedland and South Hedland Unit Trust have been established. Information relating to Centurion South Hedland and South Hedland Unit Trust is as follows:

- 1. Name of entity : Centurion South Hedland (Forrest Circle) Pty Ltd
- Date of incorporation : 13 March 2026
- Place of incorporation : Australia
- Principal activity : Trustee company
- Issued and paid-up capital¹ : 100 ordinary shares fully paid up to A\$100 held by COIPL

¹ As at the date of this announcement

2. Name of entity	:	Centurion South Hedland (Forrest Circle) Trust
Date of establishment	:	9 April 2026
Place of establishment	:	Australia
Principal activity	:	Property investments
Issued and paid-up capital ²	:	100 units in issue fully paid up to A\$100 held by Centurion Australia Investments Pty Ltd (a wholly-owned subsidiary of COIPL) as trustee for Centurion Australia Investments Head Trust

The incorporation of Centurion South Hedland and establishment of South Hedland Unit Trust were funded by internal resources of the Group and are not expected to have any material impact on the consolidated net tangible assets per share or earnings per share of the Company for the financial year ending 31 December 2026.

3. INFORMATION ON THE PROPOSED ACQUISITION

(i) The Property and the Seller

The Property, currently owned by the Seller, is a freehold, six-storey purpose-built key worker accommodation asset known as “Concorde South”, located at 10 Forrest Circle, South Hedland, Western Australia. The Property sits on a 5,378 sqm freehold site.

The Property comprises 77 apartments with a total of 125 beds, consisting of 35 one-bedroom units, 36 two-bedroom units and 6 three-bedroom units, and is currently fully operational. The Property is situated near the South Hedland town centre and key amenities, and serves the accommodation needs of key workers in the mining and resources sector, as well as government and healthcare services.

The Seller, a company incorporated in Australia (company number: ACN 635 945 274), is an independent third party.

(ii) Consideration

The purchase price for the Proposed Acquisition is a cash amount of A\$28,550,000 (equivalent to approximately S\$26 million³) (excluding GST, stamp duty and other acquisition related costs) (the “**Purchase Price**”). The Buyer has on the date of entry into the Contract paid the Seller a 5% deposit of A\$1,427,500, with the balance of the Purchase Price to be paid to the Seller by the Buyer at completion of the Proposed Acquisition (the “**Completion**”).

The Purchase Price was agreed upon following arms’ length negotiations between the Buyer and the Seller on a “willing-buyer, willing-seller” basis, taking into account that an independent valuation of the Property commissioned by the Group and conducted by CBRE dated 11 December 2025 concluded a market value of A\$29.1 million.

The Purchase Price will be funded by internal resources of the Buyer and external financing from bank(s).

² As at the date of this announcement

³ Exchange Rate A\$1.00 = S\$0.91

(iii) Conditions Precedent

The Acquisition is conditional on the satisfaction or waiver of, amongst others, the Seller completing and providing confirmation of completion of the “Additional Certifications” (including any applicable certificate of compliance or report) on or before Completion. If the Seller is unable to complete the Additional Certifications by the Completion date, the Completion date will be automatically extended until such Additional Certifications have been completed to the satisfaction of both parties (acting reasonably), subject to the Buyer’s waiver or termination rights if the extension exceeds 60 days.

(iv) Completion

Subject to the Conditions Precedent, completion of the Proposed Acquisition is expected to take place 60 days from the Contract date (or such other date as may be agreed by the parties in writing).

4. RATIONALE FOR THE PROPOSED ACQUISITION

The Proposed Acquisition is in the ordinary course of business of the Group and supports its strategy to expand its specialised living sector accommodation portfolio and further strengthen the Group’s presence in regional Western Australia and broaden its recurring income base in the key worker accommodation segment.

5. RELATIVE FIGURES UNDER CHAPTER 10 OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”)

As the applicable relative figures for the Proposed Acquisition computed on the applicable bases set out in Rule 1006 of the SGX-ST’s Listing Manual are below 5%, the Proposed Acquisition is a “Non-disclosable Transaction” for the purposes of Chapter 10 of the Listing Manual of the SGX-ST. Nonetheless, the Company is making this announcement pursuant to Rules 703(1) of the SGX-ST’s Listing Manual to keep shareholders informed of the Group’s business developments.

6. FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION

The Proposed Acquisition is not expected to have any material impact on the consolidated net tangible assets per share or earnings per share of the Company for the financial year ending 31 December 2026.

7. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above-mentioned transactions, other than through their respective shareholding interests (if any) in the Company.

BY ORDER OF THE BOARD

Kong Chee Min
Chief Executive Officer

27 April 2026