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**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 2022**

*\*For identification purpose only*

**Unaudited Half Year Financial Statements and Dividend Announcement**  
**For the Six Months Ended 30 June 2022**

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 2022 ("1H 2022"), together with the comparative figures for the six months ended 30 June 2021 ("1H 2021") as follows:

**1 Condensed Interim Consolidated Income Statement**

	Group		
	1H 2022	1H 2021	Change
	\$'000	\$'000	%
Revenue	90,528	64,727	40
Cost of sales	(29,613)	(21,266)	39
Gross profit	60,915	43,461	40
Other income	1,280	2,355	(46)
Other (losses)/gains - net			
- Loss on derecognition of financial assets	(119)	-	N/M
- Write back for impairment of trade and other receivables	381	90	323
- Others	(1,058)	(5)	N/M
Expenses			
- Distribution expenses	(791)	(617)	28
- Administrative expenses	(13,070)	(9,760)	34
- Finance expenses	(11,786)	(11,328)	4
Share of profit of associated companies and joint venture	3,619	2,600	39
	39,371	26,796	47
Net fair value gain/(loss) on investment properties	9,541	(14,492)	N/M
<b>Profit before income tax</b>	48,912	12,304	298
Income tax expense	(13,839)	(3,206)	332
<b>Total profit</b>	35,073	9,098	286
<b>Profit attributable to:</b>			
Equity holders of the Company	32,898	8,735	277
Non-controlling interests	2,175	363	499
<b>Total profit</b>	35,073	9,098	286
<b>Note 1:</b>			
<b>Total profit - IFRS measure</b>	35,073	9,098	286
Adjusted for non-IFRS measure:			
- Net fair value (gain)/loss on investment properties including those of associated companies and joint venture	(9,386)	15,392	N/M
- Deferred tax arising from fair value changes	6,705	(533)	N/M
<b>Profit from core business operations - non-IFRS measure</b>	32,392	23,957	35
<b>Note 2:</b>			
<b>Profit attributable to equity holders of the Company - IFRS measure</b>	32,898	8,735	277
Adjusted for non-IFRS measure:			
- Net fair value (gain)/loss on investment properties including those of associated companies and joint venture attributable to equity holders	(10,645)	12,182	N/M
- Deferred tax arising from fair value changes	6,705	(533)	N/M
<b>Profit from core business operations attributable to equity holders - non-IFRS measure</b>	28,958	20,384	42

## 2. Condensed Interim Consolidated Statement of Comprehensive Income

	Group		
	1H 2022	1H 2021	Change
	\$'000	\$'000	%
Total profit	35,073	9,098	286
<b>Other comprehensive (loss)/income:</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Financial assets at fair value through other comprehensive income ("FVOCI") - debt instruments			
- Fair value (loss)/gain	(101)	635	N/M
- Reclassification	6	2	200
Cash flow hedges			
- Fair value gain	1,552	1,825	(15)
- Reclassification	691	1,065	(35)
Share of other comprehensive gains of associated companies and joint venture	843	282	199
Currency translation (losses)/gains arising from consolidation	(22,086)	3,599	N/M
Other comprehensive (loss)/income, net of tax	(19,095)	7,408	N/M
<b>Total comprehensive income</b>	<b>15,978</b>	<b>16,506</b>	<b>(3)</b>
<b>Total comprehensive income attributable to:</b>			
Equity holders of the Company	13,742	16,125	(15)
Non-controlling interests	2,236	381	487
<b>Total comprehensive income</b>	<b>15,978</b>	<b>16,506</b>	<b>(3)</b>
<b>Earnings per share for the profit attributable to equity holders of the Company</b>			
Basic earnings per share (cents)	3.91	1.04	276
Diluted earnings per share (cents)	3.91	1.04	276

N/M : Not meaningful

### 3. Condensed Balance Sheets

	<u>Group</u>		<u>Company</u>	
	30 Jun 2022 \$'000	31 Dec 2021 \$'000	30 Jun 2022 \$'000	31 Dec 2021 \$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and bank balances	60,602	67,493	17,394	20,310
Trade and other receivables	15,358	17,996	29,771	17,726
Inventories	242	164	-	-
Other assets	4,935	4,524	274	338
Financial assets, at fair value through other comprehensive income	6,852	6,453	6,852	6,453
	<b>87,989</b>	<b>96,630</b>	<b>54,291</b>	<b>44,827</b>
<b>Non-current assets</b>				
Trade and other receivables	-	-	373,499	375,141
Other assets	2,383	896	-	-
Financial assets, at fair value through profit or loss	57	57	-	-
Derivative financial instruments	987	-	-	-
Investments in associated companies	119,246	117,071	1,298	1,298
Investment in a joint venture	4,477	4,732	-	-
Investments in subsidiaries	-	-	16,897	16,897
Investment properties	1,329,731	1,354,593	-	-
Property, plant & equipment	7,322	8,735	298	560
	<b>1,464,203</b>	<b>1,486,084</b>	<b>391,992</b>	<b>393,896</b>
<b>Total assets</b>	<b>1,552,192</b>	<b>1,582,714</b>	<b>446,283</b>	<b>438,723</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	44,537	46,182	16,757	11,789
Current income tax liabilities	11,656	9,336	1,373	2,019
Derivative financial instruments	25	122	25	122
Borrowings	64,446	63,258	12,409	12,404
Lease liabilities	17,959	17,946	172	426
	<b>138,623</b>	<b>136,844</b>	<b>30,736</b>	<b>26,760</b>
<b>Non-current liabilities</b>				
Other liabilities	1,314	1,489	-	-
Deferred income tax liabilities	19,132	13,295	27	40
Derivative financial instruments	954	2,113	-	-
Borrowings	626,153	664,432	114,875	111,662
Lease liabilities	77,422	87,222	-	-
	<b>724,975</b>	<b>768,551</b>	<b>114,902</b>	<b>111,702</b>
<b>Total liabilities</b>	<b>863,598</b>	<b>905,395</b>	<b>145,638</b>	<b>138,462</b>
<b>NET ASSETS</b>	<b>688,594</b>	<b>677,319</b>	<b>300,645</b>	<b>300,261</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	142,242	142,242	253,553	253,553
Other reserves	(44,205)	(25,049)	(173)	(176)
Retained profits	571,206	542,521	47,265	46,884
	<b>669,243</b>	<b>659,714</b>	<b>300,645</b>	<b>300,261</b>
Non-controlling interests	19,351	17,605	-	-
<b>Total equity</b>	<b>688,594</b>	<b>677,319</b>	<b>300,645</b>	<b>300,261</b>
<b>Gearing ratio*</b>	50%	52%		
<b>Net gearing ratio**</b>	46%	47%		

\* 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 2022 \$'000	1H 2021 \$'000
Total profit	35,073	9,098
Adjustments for:		
- Income tax expense	13,839	3,206
- Depreciation	1,737	1,691
- Write back for impairment of trade and other receivables	(381)	(90)
- Net (gain)/loss on disposal of plant and equipment	(20)	4
- Net fair value (gain)/loss on investment properties	(9,541)	14,492
- Interest income	(296)	(251)
- Finance expenses	11,786	11,328
- Share of profit of associated companies and joint venture	(3,619)	(2,600)
- Loss on disposal of financial assets, at FVOCI	6	2
- Unrealised currency translation differences	57	166
Operating cash flow before working capital changes	48,641	37,046
Change in working capital		
- Inventories	(78)	-
- Trade and other receivables	2,830	(3,511)
- Other assets	(954)	(1,156)
- Trade and other payables and other liabilities	(612)	984
Cash generated from operations	49,827	33,363
Income tax paid	(4,964)	(4,586)
<b>Net cash provided by operating activities</b>	<b>44,863</b>	<b>28,777</b>
<b>Cash flows from investing activities</b>		
Proceeds from disposal of property, plant and equipment	26	50
Additions to investment properties	(1,839)	(9,071)
Additions to property, plant and equipment	(282)	(2,402)
Interest received	270	298
Dividends received from associated companies	2,543	4,815
Purchase of financial assets, at FVOCI	(1,000)	-
Proceeds from disposal of financial assets, at FVOCI	500	3,730
Proceeds from disposal of assets held for sale	-	777
Deposits paid for acquisition of investment property	(933)	-
<b>Net cash used in investing activities</b>	<b>(715)</b>	<b>(1,803)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	29,071	8,596
Loan from non-controlling interests	-	117
Repayment of loan from associated company	(1,800)	(360)
Repayment of borrowings	(52,896)	(18,834)
Interest paid on borrowings	(10,038)	(9,583)
Interest paid on lease liabilities	(1,683)	(1,763)
Repayment of principal portion of lease liabilities	(8,924)	(5,349)
Restricted cash charged as security to bank	(569)	-
Dividends paid to equity holders of the Company	(4,213)	-
Dividends paid to non-controlling interests	(490)	(4,361)
<b>Net cash used in financing activities</b>	<b>(51,542)</b>	<b>(31,537)</b>
Net decrease in cash and cash equivalents held	(7,394)	(4,563)
<b>Cash and cash equivalents</b>		
Beginning of the financial period	67,493	83,868
Effects of currency translation on cash and cash equivalents	(66)	(220)
End of the financial period	<b>60,033</b>	<b>79,085</b>
The consolidated cash and cash equivalents comprise the following:-		
Cash and bank balances	60,602	79,085
Restricted cash and short-term bank deposits charged as security to bank	(569)	-
	<b>60,033</b>	<b>79,085</b>

## 5. Condensed Interim Consolidated Statement of Changes in Equity

<b>GROUP</b>	← Attributable to equity holders of the Company →				Non-controlling interests	Total Equity
	Share capital	Other reserves	Retained profits	Total		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>2022</b>						
Balance at 1 January 2022	142,242	(25,049)	542,521	659,714	17,605	677,319
Profit for the period	-	-	32,898	32,898	2,175	35,073
Other comprehensive (loss)/income for the period	-	(19,156)	-	(19,156)	61	(19,095)
<b>Total comprehensive income for the period</b>	-	(19,156)	32,898	13,742	2,236	15,978
Dividends paid to non-controlling interest	-	-	-	-	(490)	(490)
Dividends relating to 2021 paid	-	-	(4,213)	(4,213)	-	(4,213)
<b>Total transactions with owners, recognised directly in equity</b>	-	-	(4,213)	(4,213)	(490)	(4,703)
<b>Balance at 30 June 2022</b>	<b>142,242</b>	<b>(44,205)</b>	<b>571,206</b>	<b>669,243</b>	<b>19,351</b>	<b>688,594</b>
<b>2021</b>						
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
<b>Total comprehensive income for the period</b>	-	7,390	8,735	16,125	381	16,506
Dividends paid to non-controlling interest	-	-	-	-	(4,361)	(4,361)
<b>Total transactions with owners, recognised directly in equity</b>	-	-	-	-	(4,361)	(4,361)
<b>Balance at 30 June 2021</b>	<b>142,242</b>	<b>(19,098)</b>	<b>498,577</b>	<b>621,721</b>	<b>19,209</b>	<b>640,930</b>
<b>COMPANY</b>						
	Share capital	Other reserves	Retained profits	Total		
	\$'000	\$'000	\$'000	\$'000		
<b>2022</b>						
Balance at 1 January 2022	253,553	(176)	46,884	300,261		
Profit for the period	-	-	4,594	4,594		
Other comprehensive income for the period	-	3	-	3		
<b>Total comprehensive income for the period</b>	-	3	4,594	4,597		
Dividends relating to 2021 paid	-	-	(4,213)	(4,213)		
Total transactions with owners, recognised directly in equity	-	-	(4,213)	(4,213)		
<b>Balance at 30 June 2022</b>	<b>253,553</b>	<b>(173)</b>	<b>47,265</b>	<b>300,645</b>		
<b>2021</b>						
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		
<b>Total comprehensive income for the period</b>	-	853	7,933	8,786		
<b>Balance at 30 June 2021</b>	<b>253,553</b>	<b>(335)</b>	<b>34,683</b>	<b>287,901</b>		

## 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
<b>Six months ended 30 June 2022</b>				
<b>Revenue:</b>				
Sales to external parties	66,977	22,518	1,033	90,528
Timing of revenue recognition in relation to revenue from contracts with customers				
- Point in time	1,531	447	1,033	3,011
- Over time	8,296	1,078	-	9,374
Segment results	38,124	9,389	(271)	47,242
Finance expense	(7,116)	(4,670)	-	(11,786)
Interest income				296
Fair value (loss)/gain on investment properties	(18,394)	27,935	-	9,541
Share of profit of associated companies and joint venture	5,262	(1,642)	(1)	3,619
Profit before tax				48,912
Income tax expense				(13,839)
<b>Net profit</b>				<b>35,073</b>
<b>Included in segment results:-</b>				
Depreciation	1,358	370	9	1,737
<b>As at 30 June 2022</b>				
Segment assets	835,190	552,367	780	1,388,337
Short-term bank deposits				32,467
Financial assets, at FVOCI				6,852
Tax recoverable				813
Investments in associated companies	77,975	40,206	1,065	119,246
Investment in a joint venture	-	4,477	-	4,477
<b>Consolidated total assets</b>				<b>1,552,192</b>
Segment liabilities	129,390	12,718	103	142,211
Borrowings	390,307	300,292	-	690,599
Current income tax liabilities				11,656
Deferred income tax liabilities				19,132
<b>Consolidated total liabilities</b>				<b>863,598</b>
<b>Other segment items:</b>				
Capital expenditure	950	1,136	-	2,086

## 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
<b>Six months ended 30 June 2021</b>				
<b>Revenue:</b>				
Sales to external parties	48,459	15,741	527	64,727
Timing of revenue recognition in relation to revenue from contracts with customers				
- Point in 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 loss 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)
<b>Net profit</b>				<b>9,098</b>
<b>Included in segment results:-</b>				
Depreciation	1,319	355	17	1,691
<b>As at 31 December 2021</b>				
Segment assets	858,102	554,710	887	1,413,699
Short-term bank deposits				40,160
Financial assets, at FVOCI				6,453
Tax recoverable				599
Investments in associated companies	73,971	41,875	1,225	117,071
Investment in a joint venture	-	4,732	-	4,732
<b>Consolidated total assets</b>				<b>1,582,714</b>
Segment liabilities	136,878	17,836	360	155,074
Borrowings	398,205	329,485	-	727,690
Current income tax liabilities				9,336
Deferred income tax liabilities				13,295
<b>Consolidated total liabilities</b>				<b>905,395</b>
<b>Other segment items:</b>				
Capital expenditure	9,046	26,483	36	35,565



## **7. NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022**

### **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 2022 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 "HK Listing Rules").

It should be read in conjunction with the annual financial statements for the year ended 31 December 2021 ("FY2021"), which have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)s") and International Financial Reporting Standards ("IFRSs").

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 FY2021.

It has been prepared in accordance with the same accounting policies and methods of computation adopted in the audited financial statements of the previous financial year, except where new or amended IFRSs or SFRS(I)s and Interpretation to IFRSs and SFRS(I)s became effective from this financial year.

### **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 2022. The adoption of these new and revised SFRS(I)s and IFRSs did not result 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 2021.

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 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 (o) – determination of fair value of investment properties using significant unobservable inputs.

**e) Revenue**

	Group	
	1H 2022 \$'000	1H 2021 \$'000
Rental income from investment properties	78,143	57,510
<u>Revenue from contracts with customers (IFRS15)</u>		
Other revenue from accommodation business	6,961	3,950
Sale of optical storage media and other trading goods	1,032	527
Management services	4,392	2,740
<b>Total revenue</b>	<b>90,528</b>	<b>64,727</b>
<u>Geographical information</u>		
Singapore	61,018	43,022
Malaysia	6,992	6,735
Australia	4,543	2,348
United Kingdom	16,699	11,602
Other countries	1,276	1,020
<b>Total revenue</b>	<b>90,528</b>	<b>64,727</b>

**f) Other income**

	Group	
	1H 2022 \$'000	1H 2021 \$'000
Interest income		
- Financial assets measured at amortised cost	90	87
- Debt investments measured at FVOCI	206	164
	<b>296</b>	<b>251</b>
Government grant income	879	1,882
Others	105	222
	<b>1,280</b>	<b>2,355</b>

**g) Other (losses)/gains - net**

	Group	
	1H 2022 \$'000	1H 2021 \$'000
Currency exchange (losses)/gains - net	(820)	16
Net gain/(loss) on disposal of plant and equipment	20	(4)
Financial assets, at fair value through other comprehensive income		
- reclassification from other comprehensive income on disposal	(6)	(2)
Others	(252)	(15)
	<b>(1,058)</b>	<b>(5)</b>
Write back for impairment of trade and other receivables	381	90
Loss on derecognition of financial assets	(119)	-
	<b>(796)</b>	<b>85</b>

## h) Income tax expense

Tax expense attributable to the profit is made up of:

- Profit for the financial period

Current income tax

- Singapore

- Foreign

Deferred income tax

- Under/(over) provision in prior financial period

Current income tax

Deferred income tax

Group	
1H 2022	1H 2021
\$'000	\$'000
4,063	2,711
1,546	1,057
5,609	3,768
6,732	(540)
12,341	3,228
1,514	(39)
(16)	17
13,839	3,206

## i) Other information on Income Statement

Depreciation

Group	
1H 2022	1H 2021
\$'000	\$'000
(1,737)	(1,691)

## j) Dividends

### Ordinary dividends paid

Final exempt dividend paid in respect of the previous financial year of 0.5 Singapore cent (1H 2021: final exempt dividend paid in respect of the financial year 2020 of nil Singapore cent) per share

Group	
1H 2022	1H 2021
\$'000	\$'000
4,213	-

## k) Related party transactions

### (a) Sales and purchases of goods and services

Services provided to immediate holding corporation

Services provided to associated companies

Purchases from a company which a director has an interest

Lease payments to associated companies

Interest charged by associated company

Interest charged by non-controlling interest

### (b) Key management personnel compensation

Wages and salaries

Employer's contribution to defined contribution plan, including Central Provident Fund

Group	
1H 2022	1H 2021
\$'000	\$'000
93	43
1,106	1,002
53	34
734	415
350	318
57	48
3,136	2,102
85	70
3,221	2,172

Included in above, total compensation to directors of the Company amounted to S\$1,715,000 (1H 2021: S\$1,040,000).

## 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 60 days (for commercial tenants of student accommodations and optical disc and other trading 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 2022 \$'000	31 Dec 2021 \$'000
Up to 3 months	8,630	9,469
3 to 6 months	1,136	2,124
Over 6 months	410	537
	10,176	12,130
Less: Cumulative allowance for impairment	(927)	(1,338)
	9,249	10,792

## 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 2022 \$'000	31 Dec 2021 \$'000	30 Jun 2022 \$'000	31 Dec 2021 \$'000
Listed debt securities – Singapore	6,852	6,453	6,852	6,453

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 2022 \$'000	31 Dec 2021 \$'000
<i>Designated at fair value on initial recognition</i>		
- Unquoted equity investment – Singapore	57	57

As at 30 June 2022 and 31 December 2021, 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) Investment properties**

	<b>Group</b>	
	<b>30 Jun 2022</b>	<b>31 Dec 2021</b>
	<b>\$'000</b>	<b>\$'000</b>
Beginning of financial period/year	1,354,593	1,307,770
Currency translation differences	(35,953)	(6,215)
Additions	1,607	56,114
Modification of lease liability in relation to the right-of-use asset	(57)	-
Net fair value gain/(loss) recognised in profit or loss	9,541	(3,076)
End of financial period/year	<b>1,329,731</b>	<b>1,354,593</b>

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

Included in additions are acquisition of an investment property of S\$nil (2021: S\$9,812,000), capitalised expenditure of S\$1,607,000 (2021: S\$21,134,000) and right-of-use assets ("ROU") of S\$nil (2021: S\$25,168,000).

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\$1,219,195,000 (2021: S\$1,234,471,000).

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 2022, in consultation with the independent professional valuers who had performed the valuations of the Group's investment properties as at 31 December 2021, for any material changes in key inputs. The key inputs were found to remain substantially unchanged compared to 31 December 2021. 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 gain on investment properties amounted to S\$9,541,000 (1H 2021: fair value loss of S\$14,492,000) with the breakdown as follows:

	<b>Group</b>	
	<b>1H 2022</b>	<b>1H 2021</b>
	<b>\$'000</b>	<b>\$'000</b>
Net fair value gain/(loss) in relation to investment properties	18,236	(9,299)
Net fair value loss in relation to right-of-use assets classified as investment properties	(8,695)	(5,193)
Total	<b>9,541</b>	<b>(14,492)</b>

**p) Property, plant & equipment**

During the six months ended 30 June 2022, the additions and disposals of the Group's property, plant and equipment amounted to S\$479,000 (2021: S\$4,619,000) and S\$6,000 (2021: S\$84,000) respectively.

**q) 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 2022 \$'000	31 Dec 2021 \$'000
Up to 3 months	2,152	3,579
3 to 6 months	31	95
Over 6 months	270	249
	2,453	3,923

**r) Borrowings**

	Group		Company	
	30 Jun 2022 \$'000	31 Dec 2021 \$'000	30 Jun 2022 \$'000	31 Dec 2021 \$'000
(i) Amount repayable in one year or less, or on demand				
Secured	48,437	47,254	-	-
Unsecured	16,009	16,004	12,409	12,404
Sub Total	64,446	63,258	12,409	12,404
(ii) Amount repayable after one year				
Secured	497,144	528,835	-	-
Unsecured	129,009	135,597	114,875	111,662
Sub Total	626,153	664,432	114,875	111,662
Total borrowings	690,599	727,690	127,284	124,066

(iii) Details of any collateral

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

s) **Share capital and treasury shares**

<b>Company No. of shares issued</b>	<b>Group Share capital \$'000</b>	<b>Company Share capital \$'000</b>
840,778,624	142,242	253,553

**Share capital**

Beginning and end of financial period

<b>Company</b>	
<b>30 Jun 2022</b>	<b>31 Dec 2021</b>
840,778,624	840,778,624

Total number of issued shares excluding treasury shares

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.

**Share options, warrants and convertibles**

As at 30 June 2022 and 30 June 2021, the Company did not have any employee share option scheme and has no outstanding options, warrants or convertibles.

**Treasury shares and subsidiary holdings**

	<b>Company</b>	
	<b>As at 30 Jun 2022</b>	<b>As at 30 Jun 2021</b>
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%

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

t) **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 2022.

## u) Capital commitments

Capital expenditures contracted for at the balance sheet date but not recognised in the financial statements are as follows:

	Group	
	30 Jun 2022 \$'000	31 Dec 2021 \$'000
Property, plant and equipment	196	55
Investment properties	13,491	13,408

On 19 May 2022, the Group has entered into the Contract with Imap Properties Limited in relation to the Proposed Acquisition of a property known as The Orbital located at 6 Ilkeston Road, Nottingham NG7 3GE, United Kingdom at a purchase consideration of £10,445,000 (equivalent to approximately S\$17,659,000). As at 30 June 2022, a deposit of £522,000 (equivalent to approximately S\$883,000) has been paid by the Group and recorded as current Other Assets. The remaining amount of £9,923,000 (equivalent to approximately S\$16,776,000) will be paid upon completion of the acquisition.

## v) Non-IFRS measure

The Group has disclosed non-IFRS measure consistently over the past years to provide the shareholders and potential investors with a clearer understanding of the Group's year-to-year or period-to-period recurring profits derived from the Group's core business operations.

The reconciling items were disclosed on the Condensed Interim Consolidated Income Statement on Page 2.

The adjusting items for IFRS financial measure to non-IFRS financial measure include the following in relation to fair value changes:

- i) Fair value (gain)/loss on investment properties including those of associated companies and joint venture. The Group has adopted fair value model for accounting of the investment properties which reflects the market conditions at the end of each reporting period. The Group engaged external and independent valuers to determine the fair value of the Group's investment properties at the end of every financial year. The Group had recognised the fair value changes as fair value gain/(loss) in the Condensed Interim Consolidated Income Statement. The fair value (gain)/loss also included the adjustment of the fair value of right-of-use assets classified as investment properties in relation to the Group's leased properties in accordance with IFRS 16
- ii) Deferred tax expenses/(credit) arising from fair value changes. The deferred tax expenses/(credit) were recorded due to changes in fair value of the Group's investment properties which resulted in higher income tax expense recognised from the fair value gains or vice versa.

The above-mentioned adjusting items do not arise from the normal Company's operations and were reported on the Condensed Interim Consolidated Income Statement for the six months ended 30 June 2022 together with the comparative figures for the six months ended 30 June 2021. These fair value movements result in significant fluctuation in the IFRS financial measures of the Group's performance. Correspondingly, shareholders may not be able to appreciate the Group's financial performance generated from its core business operations which is the managing and operating of workers and student accommodation. Hence, the Group has excluded these adjusting items with the intention to provide a clearer picture of the Group's performance.



## 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)(i) Half year review – 1H 2022 vs 1H 2021

In the first half-year ended 30 June 2022, ("1H 2022"), the Group's revenue increased by 40% to S\$90.5 million, from S\$64.7 million reported in the first half-year ended 30 June 2021 ("1H 2021"), while profit from core business operations increased by S\$8.4 million or 35% from the corresponding period a year ago, to S\$32.4 million.

The higher Group revenue was mainly due to revenue contribution from (i) new Quick Build Dormitories ("QBDs") for workers accommodation in Singapore as well as two Onboard Centres ("OCs") that the Group manages; and (ii) existing Singapore Purpose-Built Dormitories ("PBDs") recovered in financial occupancy rates; and (iii) existing United Kingdom ("UK") and Australia Purpose-Built Student Accommodation ("PBSA") portfolio with financial occupancies improving and recovering from the COVID-19 disruption. The increase in revenue was however offset by cessation of operations of dwell Selegie in Singapore in June 2021.

Two of the QBDs in Singapore, Westlite Jalan Tukang and Westlite Tuas South Boulevard have commenced operations progressively since June 2021 and the two OCs that have commenced operations since March 2021 have contributed significantly to the growth in revenue in 1H 2022.

Financial occupancy for the Group's Singapore Purpose-Built Dormitories ("PBDs") also recovered in 1H 2022 from 82% in 1H 2021 to 96% in 1H 2022, as the inflow of migrant workers from South Asia gradually resumed after the re-opening of the borders.

The Group's student accommodation assets in the UK saw a growth in occupancy from 66% in 1H 2021 to 90% in 1H 2022, as COVID-19 restrictions on international travel and on-campus programmes were lifted during the second half of 2021 ("2H 2021").

As Australia international borders re-opened on 15 December 2021, just before the new academic year started, average financial occupancy in Australia increased to 58% for 1H 2022 from 27% in 1H 2021, notwithstanding the fact that students had not returned in large numbers in 1H 2022 as universities were still delivering courses in a blended mode, adopting a mix of face-to-face on-campus and online study, in semester 1 for the academic year 2022.

The Group's gross profit increased 40% from S\$43.5 million in 1H 2021 to S\$60.9 million in 1H 2022 in tandem with the revenue growth.

Other income reduced by S\$1.1 million with the cessation of various government support schemes in respect of COVID-19.

Administrative and distribution expenses increased by S\$3.5 million due to business expansion as well as reinstatement of the staff and management salaries which had been reduced since 1 May 2020.

Finance expenses increased by S\$0.5 million due to higher interest rate environment but were partially offset against reduced loan balances.

Share of profit of associated companies and joint venture increased by S\$1.0 million, largely due to better operating performance with better occupancy rates and lower fair value loss in investment properties compared to 1H 2021.

Net change in fair value of investment properties in 1H 2022 mainly relates to the valuation movements on the Group's investment properties as at 30 June 2022, based on management assessment made in consultation with the independent valuers who had carried out the valuation of the investment properties as at the last financial year end, as well as the adjustment of fair value of right-of-use ("ROU") investment properties that were leased as at 30 June 2022, in accordance with SFRS(I) 16 Leases.

Net fair value gain of S\$9.5 million in 1H 2022 was mainly due to the Group's investment properties in UK and Australia and offset against the fair value loss of investment properties in Singapore as well as against the adjustment of fair value of the ROU investment properties. This was compared against a fair value loss of S\$14.5 million in 1H 2021 when the market conditions and occupancy rates were more affected by COVID-19 and the adjustment of fair value of ROU investment properties.

Income tax expenses increased by S\$10.6 million largely due to higher profit and deferred income tax provided on the fair value gain in investment properties.

Accordingly, net profit after tax derived from the Group's operations for 1H 2022 was S\$35.1 million, as compared to S\$9.1 million in 1H 2021.

Excluding fair value adjustments, net profit derived from core business operations was S\$32.4 million in 1H 2022, which was S\$8.4 million higher than S\$24.0 million in 1H 2021.

## **(b) Review of Group Balance Sheet**

### **Assets**

Cash and bank balances reduced by S\$6.9 million to S\$60.6 million as at 30 June 2022, largely due to repayment of borrowings and dividends paid during 1H 2022.

Trade and other receivables decreased by S\$2.6 million, mainly due to the collection of outstanding debts due to the Group.

Investment properties reduced by S\$24.9 million, largely due to the weakening of the British Pound and Australian dollars, offset in part by fair value gain.

Lease liabilities decreased by S\$9.8 million to S\$95.4 million mainly due to the repayment of the principal component of the lease liabilities.

Deferred income tax liabilities increased by S\$5.8 million due to higher tax provisions made as a result of the fair value gain on investment properties.

### **Borrowings & Gearing**

The Group's borrowings reduced from S\$727.7 million as at 31 December 2021 to S\$690.6 million as at 30 June 2022, largely due to the repayment of borrowings and foreign currency denominated loans which particularly affected by the weakening of British Pounds and Australian dollars.

The Group's net gearing ratio was 46% as at 30 June 2022, an improvement compared to 47% as at 31 December 2021. The Group's acquired operating assets and assets under development are primarily funded through bank borrowings, which have an average remaining maturity profile of 6 years. The Group uses long-term bank debt with regular principal repayments to finance its long-term assets.

As at 30 June 2022, the Group's balance sheet remained healthy with S\$60.6 million in cash and bank balances. With net current liabilities of S\$50.6 million as at 30 June 2022, the Group has ample cash resources and banking facilities of S\$178.9 million in place to meet its current liabilities.

## **(c) Review of Company Balance Sheet**

Current trade and other receivables mainly relate to advances given to subsidiaries for its working capital.

## **(d) Review of Statement of Cash Flows**

In 1H 2022, the Group generated a positive cash flow of S\$44.9 million from operating activities.

Net cash used in investing activities amounted to S\$0.7 million, mainly due to additions to investment properties.

The Group recorded net cash used in financing activities of S\$51.5 million mainly for the repayment of borrowings, interest, principal portion of lease liabilities and dividends paid during the period.

9. (a) Earnings per share

	Group	
	1H 2022	1H 2021
Net profit attributable to equity holders of the Company (S\$'000)	32,898	8,735
Net profit from core business operations attributable to equity holders of the Company (S\$'000)	28,958	20,384
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)	3.91	1.04
(ii) Diluted earnings per share (cents)	3.91	1.04
<u>Earnings per ordinary share based on core business operations:</u>		
(i) Basic earnings per share (cents)	3.44	2.42
(ii) Diluted earnings per share (cents)	3.44	2.42

(b) Net asset value

	Group		Company	
	30 Jun 2022	31 Dec 2021	30 Jun 2022	31 Dec 2021
Net asset value per ordinary share (see note below)	79.60 cents	78.46 cents	35.76 cents	35.71 cents

Note:

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 2022 and 31 December 2021.

**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 2022, Centurion operates a diversified portfolio of 36 operational purpose-built workers and student accommodation assets ("PBWA" and "PBSA" respectively), comprising 65,077 beds diversified across Singapore, Malaysia, Australia, South Korea, the United Kingdom ("UK") and the United States ("US").

**Workers Accommodation**

**Singapore**

In Singapore, the Group operates nine PBWAs including five Purpose-Built Dormitories ("PBDs") comprising approximately 28,000 beds, and four Quick Build Dormitories ("QBDs") comprising 6,368 beds. Excluding the QBDs, the average financial occupancy for the Group's PBDs was 96% for 1H 2022, an improvement of 14 percentage points, as compared to 82% for 1H 2021.

Of the four QBDs, two commenced operations in 2H 2020 while the other two commenced operations in 2021. Occupancy of the four QBDs have ramped up quickly, and including the QBDs, the average financial occupancy for the Group's nine PBWAs was 97% for 1H 2022.

With the reopening of the Singapore economy, the financial occupancy improved in tandem with the resumption of arrivals for dormitory-bound work pass holders in Singapore as the construction, marine shipyard and process sectors were granted an extension on foreign worker levy rebates by the Ministry of Manpower to retain existing workers and bring in more work permit holders<sup>1</sup>. Demand for migrant workers is expected to remain robust as Singapore is in transition to a new normal, with the Building and Construction Authority estimating that Singapore's construction sector contracts will likely return to near pre COVID-19 levels of between S\$27 billion and S\$32 billion in 2022<sup>2</sup>.

In September 2021, the Ministry of Manpower, Ministry of National Development, and the Ministry of Health announced the implementation of enhanced specifications<sup>3</sup> for new workers dormitories, to strengthen resilience against future pandemics and further improve the liveability of workers dormitories. New specifications for existing dormitories are expected to be announced in 2022, taking into consideration constraints of current built infrastructure, with time and support extended by the authorities for the industry to achieve the desired state<sup>4</sup>.

The Group remains vigilant to safeguard against potential outbreaks of new variants of COVID-19 and other viruses, and continues to care for the physical, mental and social well-being of all its residents.

**Malaysia**

The Group's Malaysian PBWA portfolio comprises eight properties spanning Johor in the South, Penang in the North and Selangor in the Central region of Peninsula Malaysia. The States of Johor, Penang, and Selangor are the top three states in Malaysia with the highest number of foreign workers in the manufacturing sector, which dominates the number of foreign workers, with about 35% of the country's estimated 2 million foreign workforce<sup>5</sup>.

The Malaysian PBWA portfolio bed capacity was 24,411 beds as of 1 January 2022, following the completion of reconfiguration works to comply with the Workers' Minimum Standards of Housing and Amenities (Amendment) Act 2019 ("Act 446"). The Group continually explores opportunities to grow organically by reconfiguring spaces to add bed capacity. In 2Q 2022, the Group completed asset enhancement works at Westlite Tebrau and added 688 beds to the portfolio.

In Malaysia, migrant worker population numbers had fallen during the COVID-19 pandemic with many workers departing and travel restrictions limiting new arrivals. Migrant workers are gradually returning but the migrant workforce has yet to resume to pre COVID-19 levels<sup>6,7</sup> in 1H 2022, as employers faced delays from procedural and technical issues<sup>8</sup> in bringing in workers. The average financial occupancy for the Malaysia PBWA portfolio was 70% for 1H 2022 as compared to 80% for 1H 2021. Occupancy is recovering gradually as new worker inflows progressively improve.

**Remarks:**

1. 'Foreign worker levy rebate for construction, marine shipyard and process extended till June 2022', The Straits Times, 29 March 2022
2. 'Construction demand for 2022 to return to near pre-Covid-19 levels', The Straits Times, 26 January 2022.
3. 'Improved Standards for New Migrant Worker Dormitories to Strengthen Public Health Resilience and Enhance Liveability', Ministry of National Development, 17 September 2021
4. 'MOM to embark on multi-year road map to build more resilient migrant workforce: Tan See Leng', The Straits Times, 18 December 2021
5. 'The Changing Landscape Of Workers' Accommodations', Knight Frank, November 2021
6. 'Malaysia's glove industry appeals for foreign labour intake amid Covid-19 restrictions', The Straits Times, 28 September 2021
7. 'Malaysia to speed up hiring of 180,000 foreign workers to ease shortage', South China Morning Post, 14 April 2022
8. 'Hotel industry urges government to speed up approvals for foreign workers', Free Malaysia Today, 03 July 2022

## **Student Accommodation**

As at 30 June 2022, the Group had a portfolio of 6,080 beds across 19 operational PBSA assets in Australia, South Korea, the UK and the US. Financial occupancies in the Group's PBSAs have improved across the markets in tandem with lifting of travel restrictions in these markets.

### **United Kingdom**

The average financial occupancy in the Group's UK portfolio, which comprises 10 assets strategically located near top universities, has improved from 66% in 1H 2021 to 90% in 1H 2022. The UK has lifted all COVID-19 travel restrictions and international students have been able to travel more easily to the UK. As of January 2022, UK higher education providers have hosted 605,130 international students in the Academic Year 2020/21, which is 8.7% higher than AY2019/20<sup>9</sup>, hitting its target of 600,000 international students a decade earlier than its 2030 commitment<sup>10</sup>.

Pre-leasing for AY2022/23 is ongoing and bookings for the academic year commencing in August 2022 are strong. In May 2022, the Group announced the proposed acquisition of a 103-bed freehold PBSA asset, which will add a third PBSA asset to the Group's two existing assets in Nottingham. The acquisition is expected to be completed in 4Q 2022.

### **Australia**

In Australia, the average financial occupancy of the Group's two assets in Adelaide and Melbourne improved from 27% in 1H 2021 to 58% in 1H 2022, as borders re-opened and international students were welcomed back into the country. There had been delays in the issuance of student visas<sup>11</sup> but the Australian government is making efforts to improve the issuance of visas and international students are gradually returning throughout the term as visas were approved. Bookings for the second semester commencing in August 2022 are healthy and the demand recovery trend is expected to continue into 2023.

### **South Korea**

In South Korea, dwell Dongdaemun has shown strong recovery, with financial occupancy increasing to 82% in 1H 2022 as compared to 55% in 1H 2021. The Group notes continued recovery, with robust pre-leasing for the second semester of the Academic Year commencing in August 2022.

### **United States**

Centurion's US portfolio comprises six freehold PBSAs, which are held under the Centurion US Student Housing Fund ("Fund"), the Group's inaugural private fund. Centurion holds approximately 28.7% of the total number of units in issue in the Fund and is the manager of the Fund and its assets. The average financial occupancy has remained healthy and stable in 1H 2022 compared to 1H 2021. These PBSA assets have been put up for sale<sup>12</sup> as the Fund comes to the end of its term. The Fund is in the process of reviewing bids for this portfolio.

## **Looking Ahead**

The global economy is on track to recover from COVID-19. Amidst the easing of COVID-related travel restrictions and border controls, migrant workers and students are returning across the geographical territories where Centurion operates.

Inflationary pressures and rising interest rates will add to operating costs and financing expenses, which the Group expects will be offset in the main by positive rental rate reversions across its markets. The Group also continues to calibrate its assets, spaces and operations, adjusting to market shifts and regulatory changes, to improve future pandemic management resilience and ensure the well-being of its worker and student residents.

The Group will continue its strategic review of its specialised accommodation portfolio as part of its efforts to rationalise its portfolio of assets for capital recycling and capital reallocation to enhance shareholders' value. As part of its continuing efforts to deliver sustained, long-term value to shareholders, the Group will continue to seek opportunities for strategic global expansion through investments in synergistic assets and businesses.

### **Remarks:**

9. 'International Student Statistics in UK 2022', Studying-in-UK.org, Retrieved 25 July 2022

10. 'UK Meets Target of 600,000 International Students Ten Years Earlier Than Planned', Erudera College News, 25 January 2022.

11. 'Australian government moves to fix student delays', The PIE news, 27 June 2022

12. 'Launch Of Sale Process In Respect Of Portfolio Of Assets In The United States Held By Centurion US Student Housing Fund', Centurion announcement, 22 April 2022

## 11. Use of proceeds

Not applicable

## 12. Dividend

### (a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on ?

Name of Dividend	<u>Interim dividend</u>
Dividend Type	Cash
Dividend Amount per Share (in cents)	0.5 cent per ordinary share
Currency	SGD
Tax Rate	1-tier tax exempt

Shareholders in Singapore will receive the interim dividend of SGD0.5 cent per ordinary share. Shareholders in Hong Kong will receive the interim dividend of Hong Kong dollar equivalent of HKD2.83 cents\* per ordinary share.

\*Exchange used: SGD1 = HKD5.6689 as at 11 August 2022

### (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

The interim dividend will be paid on 29 September 2022.

### (d) Book Closure Date

#### For shareholders in Singapore

Notice is hereby given that the Share Transfer Books and the Register of Members of the Company will be closed on 9 September 2022 for the preparation of dividend warrants.

Duly completed registrable transfers received by the Company's Share Registrar, B.A.C.S. Private Limited at 77 Robinson Road #06-03, Robinson 77, Singapore 068896, up to 5:00 pm on 8 September 2022 will be registered to determine shareholders' entitlements to the interim dividend.

Shareholders whose Securities Accounts with The Central Depository (Pte) Limited are credited with the Company's ordinary shares at 5:00 pm on 8 September 2022 will be entitled to the interim dividend.

#### For shareholders in Hong Kong

The Hong Kong branch share register will be closed on 9 September 2022 for the purpose of determining the shareholders' entitlements to the interim dividend. In order to qualify for the interim dividend for shareholders whose names appear on the Hong Kong branch share register, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Hong Kong branch share registrar of the Company, Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 pm on 8 September 2022.

#### Note:

With effect from **15 August 2022**, the address of the Company's Hong Kong branch share registrar, Tricor Investor Services Limited will be changed to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.

**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**

Not applicable

**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 2021 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 condensed interim consolidated financial statements of the Group for the six months ended 30 June 2022 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 makes 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 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 2022, 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 2022.

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](http://www.hkexnews.hk), the website of the Company at [www.centurioncorp.com.sg](http://www.centurioncorp.com.sg) and the website of the SGX-ST via SGXNET at [www.sgx.com](http://www.sgx.com). The interim report of the Company for the six months ended 30 June 2022 will be despatched to shareholders in Hong Kong and published on the respective websites of the HKEX, SGX-ST via SGXNET 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 2022 results are in line with the commentary of the Company's positive profit alert announcement dated 1 August 2022.

## **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 year results 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 2022 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD  
CENTURION CORPORATION LIMITED  
Kong Chee Min  
Chief Executive Officer  
11 August 2022

*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.*