

CENTURION CORPORATION LIMITED

(Co. Reg. No. 198401088W)

(Incorporated in Singapore)

ESTABLISHMENT OF A NEW SUBSIDIARY AND ACQUISITION OF LAND IN PENANG, MALAYSIA

The Board of Directors of Centurion Corporation Limited, (the “Company” and together with its subsidiaries, the “Group”) wishes to announce that the Company’s indirect wholly-owned subsidiary, Centurion Dormitories Sdn. Bhd. (“Centurion Dormitories”), has established a new wholly-owned subsidiary – Volvilla Development Sdn. Bhd. (“VDSB”) as an investment holding company.

VDSB is incorporated in Malaysia with an initial issued and paid-up share capital of RM2.00, comprising 2 ordinary shares of RM1.00 each.

VDSB has on 12 August 2014 entered into a sale and purchase agreement (“SPA”) with Tan Kim Toh, Heah Ah Eng and Tan Kim Kow to acquire a 4.42-acre land (the “Land”) located along Jalan Perindustrian Bukit Minyak in Simpang Ampat, Seberang Perai Selatan Pulau Pinang (the “Acquisition”) at a purchase price of MYR6.3 million (equivalent to SGD2.45 million) (the “Price”) to be paid in cash, as follows:

- (i) a sum of MYR630,000 upon execution of the SPA; and
- (ii) balance sum of MYR5,670,000 on or before the completion date which is conditional upon VDSB obtaining the relevant approval from the Penang State Authority and is expected to be within 3 months from the date of the SPA.

The Price is arrived at on a 'willing buyer-willing seller' basis, and also taking into account, amongst other things, the market value of land within Bukit Minyak and an independent valuation of the Land conducted by Intra Harta Consultants Sdn Bhd, commissioned by VDSB for the purpose of the Acquisition.

The Land is currently zoned for agricultural use and is strategically located in Seberang Perai Selatan on the Mainland of Penang, in close proximity to Bukit Minyak Industrial Park, Science Park, a new hi-tech industrial park as well as the new Batu Kawan Industrial Park. The Land, subject to conversion to dormitory use, is planned for a potential development of a workers accommodation of approximately 5,000 beds with comprehensive facilities and amenities to cater to foreign workers in the manufacturing sector in Penang industrial parks.

The Acquisition is in line with the Group’s business strategy to expand its accommodation assets overseas and it complements the Group’s existing dormitories and development sites in Johor, Malaysia.

The abovementioned transactions are funded by internal resources of the Company and are not expected to have any material impact on the net tangible assets and earnings per share of the Group for the financial year ending 31 December 2014.

As the relative figures for the Acquisition computed on the bases set out in Rule 1006 of the listing manual of the Singapore Exchange Securities Trading Limited ("Listing Manual") do not exceed 5%, the Acquisition does not constitute a discloseable transaction as defined in Chapter 10 of the Listing Manual.

Save for their interests in the Company, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the abovementioned transactions.

A copy of the SPA is available for inspection during normal business hours at the Company's registered office at 45 Ubi Road 1, #05-01, Singapore 408696 for a period of 3 months from the date of this announcement.

Exchange rate used: S\$1 : RM 2.57

By Order of the Board of
Centurion Corporation Limited

Kong Chee Min
Executive Director and Chief Executive Officer

12 August 2014