

CENTURION CORPORATION LIMITED

(Co. Reg. No. 198401088W)

(Incorporated in Singapore)

ESTABLISHMENT OF A NEW ASSOCIATED COMPANY AND ACQUISITION OF LAND IN NUSAJAYA, JOHOR BAHRU, MALAYSIA

The Board of Directors of Centurion Corporation Limited, (the “Company” and together with its subsidiaries, the “Group”) wishes to announce that the Company has through Centurion Dormitories Sdn. Bhd. (“Centurion Dormitories”), a wholly-owned subsidiary, established a 49% associated company in Malaysia known as – Oriental Amber Sdn. Bhd. (“Oriental Amber”).

Centurion Dormitories holds 49 ordinary shares (representing 49% interest) and, a strategic investor, Beh Pang Keat, holds 51 ordinary shares (representing 51% interest) in Oriental Amber.

Oriental Amber is principally engaged in the business of providing services relating to operation and management of workers’ accommodation. It has an initial issued and paid up share capital of RM100.00, comprising 100 ordinary shares at RM1.00 each (equivalent to S\$38.90). The total authorised capital of Oriental Amber is RM400,000.00 (equivalent to S\$155,575.40), comprising 400,000 ordinary shares at RM1.00 each.

Oriental Amber had on 5 June 2014 entered into a sale and purchase agreement (“SPA”) to acquire a 7.6 acres freehold land (the “Land”) held under HS(M) 463 Lot 1108, in the Mukim of Jeram Batu, Johor Bahru, Malaysia (the “Acquisition”) for a purchase consideration of RM11,692,593.00 (equivalent to S\$4,547,700.60) to be satisfied in cash. The purchase consideration is arrived at on a 'willing buyer-willing seller' basis, and also taking into account, market value of land within that area. No valuation was carried out in respect of the Land. The Acquisition is expected to complete within 3 months from the date of the SPA.

The Land is currently zoned for agricultural use and is located in Nusajaya district, one of the five flagship zones of Iskandar Malaysia and is in close proximity to several major industrial hubs. This includes Eco Setia Industrial Park, Southern Industrial and Logistics Clusters and Ascendas-UEM Integrated Tech Park. The Land, subject to conversion to industrial use, is planned for a potential development of 2 workers’ dormitory of approximately 5,000 beds each.

This location in Nusajaya region complements the Group’s existing dormitories and development sites, as it allows the Group to expand footprint to the growing western corridor of Johor. Nusajaya is also the upcoming regional city with numerous large scale developments, such as, Puteri Harbour, Medini City and Educity.

The establishment of Oriental Amber and the Acquisition are in line with the Group’s business strategy to grow its dormitory business overseas.

The above transactions are funded by internal resources 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 of Rule 1006 of the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual do not exceed 5%, the Acquisition does not constitute a discloseable transaction within the meaning of Chapter 10 of the SGX-ST Listing Manual.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the abovementioned transactions.

Exchange rate used: S\$1 : RM 2.5711

BY ORDER OF THE BOARD OF
CENTURION CORPORATION LIMITED

Kong Chee Min
Executive Director and Chief Executive Officer

5 June 2014