



Centurion Corporation Limited

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

ACQUISITION OF 65% STAKE IN 7 KIM CHUAN LANE, SINGAPORE

1. INTRODUCTION

The Board of Directors of Centurion Corporation Limited (the “**Company**” or “**CCL**”) wishes to announce that the Company has today, through its wholly-owned subsidiary, Centurion Dormitory Venture (II) Pte. Ltd. (“**CDV2PL**”), acquired 650,000 ordinary shares (comprising 65% of the total issued share capital) (the “**Acquisition**”) in Manna 777 Properties Pte. Ltd. (the “**Target Company**”) from ACKC Hesed Pte. Ltd. (“**ACKC**”) and Mulberry Land Pte. Ltd. (“**Mulberry**”) for a total cash consideration of S\$4.81 million. The Target Company currently owns a plot of freehold land located at 7 Kim Chuan Lane, Singapore 537071 with a site area of 975.9 square metres (the “**Land**”).

Following the Acquisition, CDV2PL has entered into a joint venture with ACKC and Mulberry which hold the remaining 24.5% and 10.5% of the total issued share capital in the Target Company respectively.

ACKC is a private investment holding company established to manage the family office interests, with a core focus on M&A, private investment, and property development both locally and regionally. ACKC maintains a strategic affiliation with the AC Hesed Group, a premier regional specialist in FMCG Distribution, F&B and hospitality.

Mulberry is a real estate developer incorporated in August 2021 and is held by Mr. Darren Ku, the founder of the Venturer Group.

The objective of the joint venture is to develop and operate a purpose-built workers accommodation on the Land (the “**Project**”) and the Project is currently subject to the relevant approvals or permissions being obtained from the relevant competent authorities.

2. CONSIDERATION

The aggregate cash consideration of S\$4.81 million is arrived at on a negotiated arm’s length basis, taking into account the unaudited net asset value of S\$5,871,840 of the Target Company as at 31 January 2026.

Separately, the Company has extended a sum of S\$1,000,000 to the Target Company in connection with the Acquisition and the intention is for this sum to be capitalised into additional shares in the Target Company after the Acquisition.

3. FINANCIAL IMPACT

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

4. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the directors or controlling shareholders of the Company has any interest, direct or indirect (other than through their shareholdings (direct and deemed) in the Company), in the above-mentioned transaction.

By Order of the Board

Kong Chee Min

Chief Executive Officer

13 February 2026