

PRESS RELEASE
For Immediate Release

**WESTLITE UBI SETS NEW BENCHMARK STANDARDS AMID
INCREASING REGULATORY STANDARDS FOR WORKER
ACCOMMODATION**

- Westlite Ubi reflects Centurion's position as a pioneer and leader in innovating both design and service quality in worker accommodation
- Strong take-up with full financial occupancy achieved by the end of April 2025, reflecting robust demand for well-designed, professionally managed worker accommodation assets
- Westlite Ubi goes beyond NDS compliance by providing a wide range of upgraded design features, reinforcing its commitment to raising living standards for migrant workers



Centurion's 1,650-bed PBWA, Westlite Ubi, officially opened in Q4 2024 and reached full financial occupancy by the end of April 2025.

Singapore, 8th August 2025 – Centurion Corporation Limited (胜捷企业有限公司) ("**Centurion**" or the "**Company**" and together with its subsidiaries, the "**Group**"; SGX stock code: OU8), which owns, develops and manages specialised living sector accommodation assets, welcomed media and research analysts to its Westlite Ubi property for a tour showcasing the company's ongoing commitment to raising living standards for migrant workers. The visit highlighted Centurion's innovations in improving the quality of worker accommodation in the growing asset class.

Officially opened in Q4 2024, Westlite Ubi is a 1,650-bed Purpose-Built Worker Accommodation ("**PBWA**"), with modern and comprehensive facilities and amenities that are compliant with the Ministry of Manpower's ("**MOM**") New Dormitory Standards ("**NDS**"). It is situated in the Eastern-Central Ubi area, conveniently closer to major highways like Pan Island Expressway, Kallang-Paya Lebar Expressway and Central Expressway, making commuting to and from work sites easy for the workers.

Since its opening, Westlite Ubi has seen robust demand, achieving full financial occupancy by the end of April 2025, just months after officially opening. The dormitory's location in eastern Singapore, close to key industrial and manufacturing clusters such as Ubi, Kaki Bukit, Tai Seng, and Changi, makes it a highly sought-after option for employers with operations in these areas.

Delivering Standards Before Mandated

Westlite Ubi is one of the first privately-owned standalone Purpose-Built Dormitory ("**PBD**") in Singapore to comply with the MOM's NDS. These standards will only become mandatory from 2040 but are already met at Westlite Ubi. The NDS were developed in response to the lessons learned during the COVID-19 pandemic, addressing pandemic management readiness while enhancing living conditions in worker dormitories.

Under the new standards, there will be a cap of 12 residents per room with at least 4.2 sqm living space per resident, and 1 meter spacing between beds. En-suite toilets and showers will also be mandated with at least one set of facilities per 6 residents. Centurion's Westlite Ubi offers enhanced convenience and accessibility with two en-suite toilets and showers per room accommodating 12 residents. In addition to the NDS requirements, Centurion has introduced en-suite kitchens in all rooms, including essential appliances such as a refrigerator and washing machine, to support residents' daily living needs.



Thoughtfully designed dormitory units at Westlite Ubi feature en-suite toilets, showers, and kitchens to enhance daily living standards for migrant workers.

Redefining Worker Accommodation with Thoughtfully Designed Features

Westlite Ubi goes beyond the requirements of the NDS, introducing enhanced facilities and amenities to set higher standards for worker accommodation. It provides a well-curated mix of essential on-site amenities, including a minimart, canteen and barber, to ensure that residents have convenient access to daily necessities without needing to leave the premises. To cater to the diverse needs of residents, Westlite Ubi has partnered with vendors specialising in food, produce, and groceries from their home countries, to foster a stronger sense of comfort and familiarity within the dormitory.



On-site minimart and canteen provide residents with convenient access to daily essentials and familiar cuisine, supporting comfort and wellbeing.

Centurion places strong emphasis on both the physical and emotional wellbeing of its residents. Westlite Ubi features a well-equipped gym to support healthy, active lifestyles, alongside thoughtfully designed privacy corners that offer residents a quiet space for personal calls or moments of rest. The interiors have been designed to go beyond basic functionality, creating a modern and welcoming environment. This reflects a shift away from an industrial feel toward a more liveable, lifestyle-focused space for residents.



Wellness-focused facilities include a fully equipped gym and privacy corners, giving residents space to recharge physically and mentally.

Westlite Ubi also features a Multi-Purpose Hall (“**MPH**”) that caters to various resident needs. In normal times, the MPH functions as a communal hub equipped with games, a quiet reading corner, and an event space for social activities. It also serves as a venue for community programmes organised in partnership with NGOs, schools, and other organisations. In line with the requirements stated in the NDS, the MPH has also been designed with adaptability in mind and can be swiftly converted into isolation facilities during emergencies as part of Centurion’s pandemic-preparedness plan. Multiple on-site sick bays further support basic medical needs and health monitoring within the residence.



Multi-purpose communal areas designed for recreation, learning, and social engagement within a supportive living environment.

Centurion is progressively upgrading its portfolio of Purpose-Built Dormitories (“**PBD**”) to comply with the NDS requirements. All five of the PBDs already comply with several of the key specifications ahead of the 2040 deadline. Redevelopment works have commenced at Westlite Toh Guan and Westlite Mandai, which will add c.1,764 beds and c.3,696 beds respectively by

2026. These redeveloped facilities are built to exceed NDS requirements, introducing enhanced features that elevate living standards for residents, fully aligning with Centurion's commitment to raising the bar for worker accommodation.

Deep Expertise in Worker Accommodation

With over a decade of experience in PBWA management, the Westlite brand by Centurion has become a trusted name in worker housing across Singapore and the region. Today, Westlite dormitories collectively house more than 64,000 workers across Singapore and Malaysia, delivering safe, regulated accommodation that meets the evolving needs of employers, governments, and residents. The brand prides itself on its operational expertise and asset management expertise.

Managing a diverse worker population comes with complex social challenges, particularly when residents come from multiple countries, cultures, and employers. At Centurion's Westlite dormitories, a proactive approach is adopted to manage social dynamics, ensuring cultural sensitivities are respected and that the day-to-day wellbeing of residents is supported. Worker accommodation is a specialised asset class that demands a unique property management style.

Leading Growth in an Essential Asset Class

Worker accommodation continues to play an essential role in supporting Singapore's infrastructure, supporting the needs of many essential industries. The asset class has seen steady growth, supported by strong occupancy rates and favourable demand-supply conditions. These factors have supported positive rental trends and sustained performance across the sector.

The stability and resilience of the sector have also attracted investor attention. Centurion's operating capabilities and track record have drawn interest from institutional and government-linked investors, including Malaysia's sovereign pension fund, KWAP, which owns PBWA assets operated by the Group under a sale-and-leaseback arrangement, underscoring investor confidence in the long-term fundamentals of the sector.

Mr. Kong Chee Min (江志明), CEO of Centurion Corporation, said: "Westlite Ubi reflects the kind of living environment we believe should be the standard for migrant workers. Every element, from the layout of the rooms to the shared spaces and daily amenities, has been thoughtfully planned with the residents in mind. As the landscape for worker accommodation continues to evolve, Centurion remains focused on responding to these changes with forward thinking solutions and disciplined execution. We will continue to develop dormitories that not only meet regulatory expectations but also contribute meaningfully to the wellbeing of the residents and key stakeholders we serve."

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Centurion Corporation Limited

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

About Centurion Corporation Limited

Centurion Corporation Limited (“Centurion” or the “Company” and together with its subsidiaries, the “Group”) is a leading provider of purpose-built workers accommodation assets in Singapore, Malaysia, and China, student accommodation assets in Australia, the United Kingdom (“UK”), United States (“US”), and China, and build-to-rent assets in China.

The Group owns and manages a strong portfolio of 37 operational accommodation assets totalling 70,291 beds as of 30 June 2025. Centurion’s operational workers accommodation assets are managed under the “Westlite Accommodation” brand and comprises ten workers accommodation assets in Singapore, eight assets in Malaysia and one asset in China. The Group’s operational student accommodation assets are managed under the “dwell” brand, with ten assets in the UK, three assets in US, two assets in Australia, and two assets in China. The Group also manages one build-to-rent asset in China.

As a leading specialist accommodation provider, Centurion is strategically positioned for continued growth through active asset management, strategic acquisitions, joint ventures, and the development of customised accommodation management services. The Group's global presence and clear growth strategy reinforce its commitment to delivering quality accommodation solutions.

For more information, please visit <https://www.centurioncorp.com.sg>

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