

CENTURION CORPORATION LIMITED

(Incorporated in the Republic of Singapore)
(Co. Reg. No. 198401088W)

ASSET ENHANCEMENT PROGRAMME AT RMIT VILLAGE – NEW WING TO ADD UP TO 160 BEDS

The board of directors (“**Board**”) of Centurion Corporation Limited (the “**Company**”, and together with its subsidiaries and associated companies, the “**Group**”) wishes to announce that the Company has commenced an asset enhancement programme (“**AEP**”) for development of a new wing at RMIT Village. This is its first student accommodation asset in Melbourne, Australia, acquired in February 2014. Since its acquisition, RMIT Village has consistently produced healthy returns for the Company and operated at close to full occupancy in the last three academic years.

The AEP at RMIT Village is carried out by APM Group (Aust) Pty Ltd, a third-party contractor appointed by the Company. This is in line with the Group’s strategic initiative to build and expand its student accommodation business in Australia and to meet the undersupply of purpose-built student accommodation beds in Melbourne, Australia. Upon completion, the new wing, an 11-storey building comprising studios, four-bedroom, and five-bedroom en-suite apartments, will add up to 160 beds and bring the total number of beds in RMIT Village to about 616 beds, a 35% increase from its current bed capacity of 456 beds.

The AEP will also introduce more facilities and communal spaces, including enlarged study areas, TV room, conference and meeting rooms, as well as a new gym. All these are part of the Group’s dedication to providing active community living space within its student accommodation.

The enhancement works are expected to be completed in the fourth quarter of 2018, ahead of the 2019 academic year, and is estimated to cost A\$30.0 million (S\$30.9 million¹).

The AEP will be funded through a combination of bank borrowings and internal resources of the Company. The AEP is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the financial year ending 31 December 2017.

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 above transaction.

By Order of the Board of
Centurion Corporation Limited

Kong Chee Min
Chief Executive Officer

30 May 2017

¹ Based on an exchange rate of A\$1.00 : S\$1.03