



Centurion Corporation Limited (formerly known as SM Summit Holdings Ltd)
(Company Registration No. 198401088W)

PRESS RELEASE
For Immediate Release

CENTURION CORP OFFICIALLY OPENS ITS WESTLITE JOHOR TECHNOLOGY PARK DORMITORY

- *Setting the benchmark in quality workers accommodation in Malaysia*
- *Plans to expand its dormitory bed capacity in Johor to more than 25,000 beds by 2015*
- *Long-term vision to grow workers accommodation portfolio to as many as 50,000 beds in Malaysia*

Singapore and Malaysia, 20 January 2014 - Centurion Corporation Limited (胜捷企业有限公司) (“Centurion”, the “Company”, or together with its subsidiaries, the “Group”) officially opened its Westlite Johor Technology Park Dormitory (“Westlite”), in Senai, Johor today. The opening ceremony was officiated by YB Datuk Tee Siew Kiong (拿督郑修强), Johor State Executive Councillor and Chairman of the Johor State Executive Committee for Tourism, Trade and Consumer Affairs. Other government representatives from both Johor and Singapore were also in attendance.

The purpose-built workers accommodation situated in Jalan Teknologi Johor, opened its doors to foreign workers from the manufacturing sector with a capacity of 5,800 beds. To our best knowledge, it is also the largest purpose-built workers dormitory being built and managed in Johor thus far.

Westlite is a reputable manager of purpose built dormitories in Singapore and is pleased to introduce the workers accommodation concept in Johor to house foreign workers.

The development of quality workers accommodation in Johor is expected to help enhance its infrastructure offerings as an attractive destination for multi-national corporations which are looking to set up operations in Malaysia. These accommodation facilities allow multi-national corporations, especially those in the manufacturing sector, to house their workers conveniently and safely. This will assist the Malaysian government to control and minimise the social impact of foreign workers living amongst the local communities.

In his keynote speech, Datuk Tee highlighted that the Johor Technology Park Dormitory was unlike other dormitories he has seen. “Westlite has built one of the best fully-equipped accommodation for foreign workers. This dormitory is not just another dormitory; this is the dormitory that will shape and change how dormitories should be, moving forward. This dormitory, with the facilities that it boasts about, is believed to be the first of its kind in the country,” commented Datuk Tee.

The 1.4 hectare project houses a supermarket, grooming salon, food court, medical clinic, gymnasium, media room, fitness centre, sport facilities, as well as internet facilities.

“Behind any country’s growth lies the hidden contribution of foreign workers. It is only fair that we show them our sincere gratitude by providing the best accommodation for them,” added Datuk Tee.

Setting the benchmark for quality workers accommodation in Malaysia, through its holistic management approach, Centurion established its first worker accommodation in Tebrau, Johor in 2011 with a bed capacity of 2,500 beds. It has now grown to five operating worker dormitories with a total bed capacity of 14,400 beds. These worker dormitories are located near key manufacturing hubs across Johor in Desa Cemerlang, Senai, Pasir Gudang and Tebrau. Two more facilities are currently undergoing development in Tampoi and Senai.

To date, Centurion has invested more than RM 80 million in the State of Johor, and plans to expand its total bed capacity in Johor to more than 25,000 beds by 2015. The Company has also started exploring other regions in Malaysia, outside of Johor.

“Our long term vision is to grow our workers accommodation portfolio in Malaysia to as many as 50,000 beds. We believe this is achievable given the rapid progress Malaysia is making not only in developing its infrastructure but also in attracting foreign direct investments to its shores,” said Mr Kong Chee Min (江志明), CEO of Centurion Corporation Limited. “We hope Centurion and Westlite can continue being a part of Johor’s impressive growth trajectory,” he added.

The opening ceremony was also attended by Centurion’s clients from multi-national corporations, members of the media as well as analysts. Guests were treated to a cultural performance and had the opportunity to go on a guided tour of the dormitory.

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ABOUT CENTURION CORPORATION LIMITED

Centurion Corporation Limited, formerly known as SM Summit Holdings Limited, owns and operates accommodation assets, as well as a storage disc manufacturing business. Its worker accommodation assets are managed under the Westlite brand. The Group owns and operates two accommodation assets in Singapore and 45% of the issued share capital of Lian Beng-Centurion (Mandai) Pte. Ltd. which owns a piece of freehold land in Mandai, that is being developed into a ramp-up industrial building and workers accommodation. In Malaysia, through its subsidiary Centurion Dormitories Sdn. Bhd., the Group owns and operates five purpose-built accommodation assets and two development projects in the state of Johor.

The Group currently has a portfolio of 19,726 and 14,400 beds in Singapore and Malaysia respectively. Upon completion of upgrading, renovation or development works, the Group’s accommodation portfolio will grow to a total of over 50,000 beds by the end of 2015. The Group continues to tap on its expertise in the workers accommodation business to seek new business opportunities in student accommodation and short-stay accommodation for business executives and workers. In September 2012, it acquired a land plot in Port Hedland, Western Australia where it intends to develop short-stay accommodation for workers and business executives in

the region's mining industry. It is currently also in the process of acquiring a student accommodation asset, RMIT Village in Melbourne, Australia. More recently, Centurion acquired a 7,220 square metre plot of land in Jakarta, Indonesia for the development of worker accommodation.

MEDIA CONTACTS

Kreab Gavin Anderson

Vanessa Ho / Jude Krishnan +65 6339 9110

cent@kreabgavinanderson.com

APPENDIX

The Group's Asset Portfolio (as at 31 December 2013)

Location	Dormitory	Current Capacity (no. of beds)	Expected Capacity* (no. of beds)
Singapore	Toh Guan Dormitory (under upgrade)	4,836	8,600
	Mandai Dormitory (under development)	6,290	6,290
	Tuas Dormitory	8,600	8,600
	Woodlands Dormitory	0	4,100
	Total in Singapore	19,726	23,826
Malaysia	Tebrau Dormitory	2,480	2,480
	Johor Tech Park Dormitory	5,800	5,800
	Desa Cemerlang Dormitory	1,600	1,600
	Pasir Gudang Dormitory	1,880	1,880
	Senai Dormitory	2,640	2,640
	Tampoi Dormitory (under planning)	0	6,000
	Senai II Dormitory (under planning)	0	6,000
	Total in Malaysia	14,400	26,400
Total no. of beds		34,126	50,226

**upon completion of upgrading works / construction in 2015*