



**CENTURION CORPORATION LIMITED**  
Company Registration Number: 198401088W  
Incorporated in the Republic of Singapore

## **ACQUISITION OF DORMITORY ASSETS IN JOHOR, MALAYSIA**

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### **1. INTRODUCTION**

The Board of Directors (the **"Board"**) of Centurion Corporation Limited (the **"Company"** and together with its subsidiaries, the **"Group"**) wishes to announce that the Company's wholly-owned subsidiary, Centurion Dormitories Sdn. Bhd. (**"CDSB"**), has on 2 September 2025 completed an acquisition of a portfolio of 6 workers accommodation assets situated in Johor, Malaysia (the **"Johor Properties"**).

The acquisition was effected by way of the acquisition by CDSB of all the issued shares (the **"Sale Shares"**) in Harum Megah Resources Sdn. Bhd. (**"HMRSB"**), hereinafter referred to as the **"Acquisition"**). As at completion of the Acquisition, HMRSB holds all the issued shares in each of Harum Eco Dormitory Sdn. Bhd. (**"HED"**) and Yukim Harum Eco Dormitory Sdn. Bhd. (**"YHE"**). The Johor Properties are held by HMRSB, HED and YHE.

### **2. INFORMATION ON HMRSB AND THE JOHOR PROPERTIES**

HMRSB is a private limited company incorporated in Malaysia on 18 November 2010 and is primarily in the business of managing foreign manpower in Malaysia, as well as owning and operating the Johor Properties. As at completion of the Acquisition, HMRSB holds 100% of the issued shares in each of HED and YHE. Together with HED and YHE, HMRSB owns the Johor Properties, as set out below.

- (i) Cendana Block 21 Dormitory located at PN 100488, Lot 80594, Mukim Plentong, Daerah Johor Bahru, Negeri Johor;
- (ii) Cendana Block 6 Dormitory located at HSD 489685 PTD110335, Mukim Plentong, Daerah Johor Bahru, Negeri Johor;
- (iii) Desa Cemerlang Dormitory located at HSD 620422, PTD 244077, Mukim Plentong, Daerah Johor Bahru, Negeri Johor;
- (iv) Kempas Dormitory located at HSM 4357, PTD 205095, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor;
- (v) Permas Dormitory located at HSD 215993, PTD 75283, Mukim Plentong, Daerah Johor Bahru, Negeri Johor; and
- (vi) SAC Dormitory located at HSD 591005, PTD 199893, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor.

### **3. CONSIDERATION AND VALUE OF ASSETS ACQUIRED**

The purchase consideration for all the Sale Shares is RM110.8 million (equivalent to approximately SGD33.2 million)<sup>1</sup>.

The consideration was arrived on a "willing-buyer, willing-seller" basis after arm's length negotiation, and taking into account the valuation of the Johor Properties of RM180.0 million (equivalent to approximately SGD54.0 million)<sup>1</sup> based on an independent valuation report dated 2 December 2024 conducted by Knight Frank Malaysia Sdn Bhd (the **"Valuer"**), commissioned by CDSB.

The net tangible asset value of the Sale Shares is RM110.8 million (equivalent to approximately SGD33.2 million)<sup>1</sup>.

<sup>1</sup> Exchange Rate RM1.00 = SGD0.30

4. **RATIONALE**

The Acquisition is in line with the Group's plan to expand the workers' accommodation footprint in Malaysia by adding 7,197 beds to the Group.

5. **SOURCE OF FUNDS FOR THE ACQUISITION**

The Acquisition is funded by the internal resources of CDSB.

6. **RELATIVE FIGURES UNDER RULE 1006 OF THE LISTING MANUAL**

As the applicable relative figures for the Acquisition computed on the applicable bases as set out in Rule 1006 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") ("**SGX-ST Listing Manual**") is less than 5.0%, the Acquisition is a "Non-disclosable Transaction" for the purposes of Chapter 10 of the SGX-ST Listing Manual. Nonetheless the Company is making this announcement pursuant to Rules 706A and 1008(2) of the SGX-ST Listing Manual.

7. **FINANCIAL IMPACT ON THE COMPANY**

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 2025.

8. **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 Acquisition.

9. **DOCUMENT AVAILABLE FOR INSPECTION**

A copy of the independent valuation report dated 2 December 2024 issued by the Valuer is available for inspection at the registered office of the Company, at 45 Ubi Road 1 #05-01, Singapore 408696, during normal business hours for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD

Kong Chee Min  
Chief Executive Officer

2 September 2025