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

PRESS RELEASE
For Immediate Release

CENTURION EXPANDS AUSTRALIA FOOTPRINT WITH STRATEGIC INVESTMENT IN 472-BED STUDENT ACCOMMODATION DEVELOPMENT IN PERTH

- Centurion acquires a 25% equity interest for a consideration of AUD 6.0 million (equivalent to SGD 5.1 million[1]) in purpose-built student accommodation ("**PBSA**") development located within 500 metres of the University of Western Australia.

- The project has received development approval and will be operated under EPIISOD, the Group's premium student accommodation brand, when completed in December 2027.

- Supported by strong market fundamentals[2], the investment is aligned with the Group's strategy to deepen and scale its Australia PBSA portfolio.

Render of the proposed 472-bed student accommodation development at Stirling Highway, Perth.
Image: DMG Architecture

Singapore, 1st December 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

[1] Based on an exchange rate as at 28 November 2025 of SGD 1: AUD 1.1802
[2] Australian Purpose-Built Student Accommodation Update - Q2 2025, Knight Frank, July 2025

code: OU8), which owns, develops and manages specialised living sector accommodation assets, today announced that the Group has invested in a new 472-bed PBSA development in Perth, marking the Group's entry into its fourth Australian city.

The investment was made through the Group's indirect wholly-owned subsidiary, Centurion Overseas Investments (II) Pte. Ltd., which has subscribed for 6 million shares, representing a 25% equity interest in Stirling Highway Development Pty Ltd for a consideration of AUD 6.0 million (equivalent to SGD 5.1 million), funded through internal resources. The remaining 75% is held by Centurion Properties Australia Investments Pty Ltd, a wholly-owned subsidiary of the controlling shareholders of the Company.

The PBSA development, located at 37-43 Stirling Highway, Nedlands, Perth, Australia has obtained development approval for a 472-bed PBSA project, with construction targeted for completion by December 2027. Upon completion, the property will be operated under the Group's EPIISOD student accommodation brand.

Strategically situated in proximity to universities and medical infrastructure

The site is located within a 10-minute walk of the University of Western Australia's Crawley campus and within walking distance of the Queen Elizabeth II Medical Centre. The location is supported by reliable, high-frequency bus services connecting directly to the Perth CBD and rail network.

Integrated Student Living Development

The approved proposal will deliver a premium purpose-built student accommodation development comprising 472 beds across 440 units. Synonymous with the EPIISOD brand, the project is designed as a fully integrated student living environment, it will feature a rooftop wellness centre with a gym, yoga studio, sauna, cold plunge and pool terrace, alongside social and dining spaces.

A hotel-style lobby will lead to a curated student lounge with study pods and a full-service café opening onto a landscaped outdoor plaza showcasing interactive art by Gillie and Marc. Level 1 will offer a range of academic and recreational amenities, including quiet study rooms, group meeting spaces and a games lounge with pool and table tennis facilities, while private dining spaces open to an alfresco terrace. Supporting amenities, including car parking, bicycle storage and laundry facilities, will be housed in the basement.

The investment aligns with Centurion's strategic objective to scale its student accommodation portfolio in Australia and other major student markets, leveraging its development and operating capabilities to build scale over time. It also forms part of the Group's broader capital recycling strategy, following the spin-off and listing of Centurion Accommodation REIT, with capital redeployed into new development opportunities to support the next phase of portfolio growth.

Mr Kong Chee Min (江志明), CEO of Centurion Corporation, said: “This development strengthens our PBSA presence in Australia and expanding our footprint in the western part of the country. Its location within a well-established university precinct positions the project to capture resilient demand. As part of our growing pipeline, it is expected to contribute to sustainable growth, operational scale and long-term value creation for the Group.”

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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 worker accommodation assets ("PBWA") in Singapore, Malaysia and China, and student accommodation ("PBSA") assets in Australia, the United Kingdom ("UK"), United States ("US") and China, with a build-to-rent asset in China. The Group is also the sponsor of Centurion Accommodation REIT ("CAREIT"), a real estate investment trust focusing on PBWA, PBSA, as well as real estate-related assets.

The Group manages a strong portfolio of 43 operational accommodation assets totalling 77,443 beds as of 30 September 2025, including assets owned and operated by the Group as well as assets owned by CAREIT. Centurion's operational worker accommodation assets are managed under the "Westlite Accommodation" brand and comprises ten worker accommodation assets in Singapore, fourteen 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 Hong Kong, China. The Group also manages one build-to-rent asset in Xiamen, China. The Group has also launched a new premium PBSA brand, 'EPIISOD', with one asset under development in Sydney, Australia.

As a leading specialised 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 also provides a pipeline of quality assets to CAREIT in its capacity as sponsor, supporting the REIT's growth and aligning with the Group's asset-light strategy. The Group's global presence and clear growth strategy reinforces its commitment to delivering quality accommodation solutions.

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

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