



Centurion Corporation Limited

(Incorporated in the Republic of Singapore with limited liability)

(Company Registration No. 198401088W)

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Board of Directors (the “**Board**”) of Centurion Corporation Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce the following transactions that occurred during the financial period from 1 July 2025 to 31 December 2025:

- **Acquisition of remaining 40% equity interest in Centurion Accommodation (HK) Limited (formerly known as Centurion-Lionrock (HK) Limited)**

The Company’s wholly-owned subsidiary, Centurion Overseas Investments Pte. Ltd. (“**COIPL**”) had, on 24 July 2025, completed its acquisition of the remaining 40% equity interest, comprising 40 ordinary shares (“**Shares**”), in the share capital of Centurion Accommodation (HK) Limited (formerly known as Centurion-Lionrock (HK) Limited) (“**CAHKL**”) from LionRock Property Limited, the joint venture partner which is an independent third party, for a nominal cash consideration of HK\$1.00 (“**Purchase Consideration**”) (the “**Acquisition**”).

CAHKL is a company incorporated in Hong Kong and is principally engaged in the business of leasing, refurbishment, and/or management of accommodation assets in Hong Kong for students and/or workers.

The Purchase Consideration of the Shares was arrived at on a “willing-buyer, willing-seller” basis after arm’s length negotiation, and taking into account, among others, the net asset value of the Shares of HK\$(16,090,459.06). No independent valuation was conducted on CAHKL for the Acquisition.

Following completion of the Acquisition, COIPL now holds a total of 100 ordinary shares fully paid up to HK\$100.00 in the share capital of CAHKL, and CAHKL has become an indirect 100% owned subsidiary of the Company.

As the applicable relative figures for the Acquisition computed on the bases set out in Rule 1006 of the SGX-ST’s Listing Manual are below 5%, the Acquisition is a “non-discloseable transaction” for the purposes of Chapter 10 of the SGX-ST’s Listing Manual.

The Acquisition was funded by internal resources of COIPL and is not expected to have any material impact on the consolidated net tangible assets per share and earnings per share of the Company for the financial year ended 31 December 2025.



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▪ **Incorporation/Establishment of subsidiaries**

1. Name of entity : Centurion Capital Investments Ltd.
Date of incorporation : 11 August 2025
Place of incorporation : Jersey Channel Islands
Principal activity : As an investment holding company
Issued and paid-up capital¹ : S\$750,000,000 comprising 17,261 ordinary shares of S\$1.00 each and 749,982,739 preference shares of S\$1.00 each held by COIPL

2. Name of entity : Centurion Dormitory Venture (III) Pte. Ltd.
Date of incorporation : 25 August 2025
Place of incorporation : Singapore
Principal activity : As an investment holding company
Issued and paid-up capital¹ : S\$75,584,203.00 comprising 100 ordinary shares of S\$1.00 each and 75,584,103 preference shares of S\$1.00 each held by the Company

The incorporation/establishment of the above-mentioned subsidiaries were funded by internal resources of the Group, and the above transactions are not expected to have any material impact on the consolidated net tangible assets per share or earnings per share of the Company for the financial year ended 31 December 2025.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above-mentioned transactions, save for their shareholdings (if any) in the Company.

By Order of the Board

Kong Chee Min
Chief Executive Officer

26 February 2026

¹ As at the date of this announcement