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CENTURION CORPORATION LIMITED

勝捷企業有限公司*

(Incorporated in the Republic of Singapore with limited liability)

(Co. Reg. No.: 198401088W)

(SGX Stock Code: OU8)

(SEHK Stock Code: 6090)

INSIDE INFORMATION POSITIVE PROFIT ALERT

This announcement is made by Centurion Corporation Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as well as in accordance with Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**SGX Listing Manual**”).

The board of directors of the Company (the “**Board**”) would like to inform the shareholders and potential investors of the Company that, based on preliminary assessment of the Group’s unaudited consolidated management accounts for the half-year ended 30 June 2022 (“**1H2022**”) and the information currently available, the Group is expected to record a substantial increase in the net profit attributable to equity holders of the Company for 1H2022 by not less than 250% as compared to the net profit attributable to equity holders of the Company of approximately S\$8.7 million for the corresponding period in 2021. Such increase is primarily attributable to the recovery in the Group’s operating performance where a net fair value gain was recognised in 1H2022 as compared to a net fair value loss of approximately S\$14.5 million recorded in the corresponding period in 2021 in relation to the Group’s investment properties; and due mainly to (i) revenue contributions from newly expanded portfolio of purpose-built workers accommodation (“**PBWA**”) and accommodation related business; and (ii) a robust recovery in the occupancy rates in the Group’s portfolio of PBWA and purpose-built student accommodation (“**PBSA**”) across Singapore, the United Kingdom and Australia.

* *For identification purpose only*

The Company is in the process of finalising the Group's unaudited financial results for 1H2022. The information contained in this announcement is only based on a preliminary assessment made by the Board on the Group's unaudited consolidated management accounts for 1H2022, and such information has not been audited or reviewed by the Company's independent auditor. Shareholders and potential investors of the Company are advised to refer to the details of the Group's unaudited financial results for 1H2022 which are expected to be released on or about 11 August 2022 on the Singapore Exchange Securities Trading Limited via SGXNet, and on the websites of The Stock Exchange of Hong Kong Limited and the Company.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company. When in doubt as to the action they should take, shareholders and potential investors are advised to consult their stockbrokers, bank managers, accountants, solicitors or other professional advisers.

By Order of the Board
Centurion Corporation Limited
Kong Chee Min
Chief Executive Officer

Hong Kong, Singapore, 1 August 2022

As at the date of this announcement, the Board comprises Mr. Loh Kim Kang David, Mr. Wong Kok Hoe and Mr. Teo Peng Kwang as executive Directors; Mr. Han Seng Juan as non-executive Director; and Mr. Gn Hiang Meng, Mr. Chandra Mohan s/o Rethnam, Mr. Owi Kek Hean, Ms. Tan Poh Hong and Mr. Lee Wei Loon as independent non-executive Directors.