# Centurion makes strategic London debut with £41 million student housing development



Centurion Corporation Limited, the Singaporean builder and student accommodation specialist, has made its inaugural entry into the London property market with the acquisition of a development site in central London for £41 million ($54.8 million). The acquisition, situated on William Road in the Euston area, will be developed into a 225-bed purpose-built student accommodation (PBSA) under Centurion’s premium Epiisod brand. This marks a strategic expansion of Centurion’s UK portfolio and aligns with the company’s broader ambitions backed by recent capital inflows from the $600 million IPO of Centurion Accommodation REIT (CAREIT) on the Singapore Exchange in September 2025.

The new site, acquired through a joint venture with US-based student housing specialist Landmark Properties—holding a minor 1 percent equity stake to Centurion’s 99 percent—lies within the highly sought-after London Zone 1 near major educational institutions such as University College London, Birkbeck College, and the School of Oriental and African Studies, as well as University College London Hospital. This location is critical as it addresses a severe shortage in student housing supply in London, where demand is driven by both domestic and international students, with an estimated need for over 100,000 additional beds amid limited new developments.

The project comprises two properties: 35-37 William Road (Euston One), set for redevelopment into a 14-storey tower with a mix of studio units and en suite cluster accommodations, and 17-33 William Road (Euston Two), slated for refurbishment into approximately 11,732 square feet of office space. The London development is Centurion’s debut under the Epiisod student housing brand in Britain, following the upcoming launch of Epiisod Macquarie Park in Sydney, scheduled to begin operations in early 2026. CAREIT intends to acquire the 732-bed Sydney asset in the future, boosting its portfolio to 15 assets with an overall valuation of SGD 2.1 billion ($1.6 billion).

Centurion’s UK footprint now spans six cities, including Bristol, Liverpool, Manchester, Newcastle, and Nottingham, where the company recently expanded its student accommodation portfolio with the £15.1 million purchase of Archer House, a 177-bedroom block. Its existing student housing assets across the UK operate under the Dwell brand, collectively offering strong occupancy rates of around 93 percent. This aggressive UK expansion is further supported by a recently launched student housing fund aimed at capitalising on demand in key education hubs across Europe and Asia.

The company currently manages 43 operational accommodation assets worldwide with a total of 77,443 beds, combining both owned and managed properties and those held by CAREIT. Centurion’s CEO, Kong Chee Min, emphasised that the London acquisition exemplifies "disciplined capital recycling" and reiterates the group's readiness to deploy capital selectively into markets where its development and management expertise can enhance portfolio quality and long-term income visibility.

This move into London also positions Centurion amid broader developments in the UK’s student housing sector, where demand continues to outpace supply, prompting ambitious projects such as the £275 million student accommodation scheme at Brent Cross Town, a large mixed-use development delivering 650 beds and various lifestyle amenities. Such initiatives reflect the ongoing transformation of student living environments in the capital, aligning with Centurion’s strategy to offer premium, well-located accommodation to a growing student market.

Overall, Centurion’s London debut not only broadens its international presence but also signifies its strategic intention to capitalise on strong demand dynamics in the UK student housing market through well-located, high-quality developments under emerging brands like Epiisod, while maintaining robust operational performance under the established Dwell portfolio.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/), [[2]](https://www.businesstimes.com.sg/companies-markets/centurion-corp-acquires-london-site-ps41-million-develop-student-housing), [[3]](https://gslglobal.com/2025/10/15/centurion-corp-purchases-london-site-for-41-million-to-develop-student-housing/)
* Paragraph 2 – [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/), [[2]](https://www.businesstimes.com.sg/companies-markets/centurion-corp-acquires-london-site-ps41-million-develop-student-housing), [[3]](https://gslglobal.com/2025/10/15/centurion-corp-purchases-london-site-for-41-million-to-develop-student-housing/)
* Paragraph 3 – [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/), [[3]](https://gslglobal.com/2025/10/15/centurion-corp-purchases-london-site-for-41-million-to-develop-student-housing/)
* Paragraph 4 – [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/), [[4]](https://www.estatesgazette.co.uk/news/centurion-seeks-aggressive-uk-growth-with-new-student-housing-fund/), [[5]](https://www.estatesgazette.co.uk/news/centurion-makes-second-splash-on-notts-students/), [[6]](https://centurioncorp.com.sg/portfolio-page)
* Paragraph 5 – [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/), [[4]](https://www.estatesgazette.co.uk/news/centurion-seeks-aggressive-uk-growth-with-new-student-housing-fund/), [[6]](https://centurioncorp.com.sg/portfolio-page)
* Paragraph 6 – [[7]](https://www.constructionenquirer.com/2024/08/16/site-acquired-for-275m-brent-cross-town-student-scheme/), [[1]](https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.mingtiandi.com/real-estate/outbound-investment/centurion-makes-london-debut-with-55m-student-housing-buy/> - Please view link - unable to able to access data
2. <https://www.businesstimes.com.sg/companies-markets/centurion-corp-acquires-london-site-ps41-million-develop-student-housing> - Centurion Corporation Limited has acquired a central London site for £41 million to develop a purpose-built student accommodation (PBSA) with approximately 225 beds. This acquisition marks Centurion's entry into London, expanding its UK portfolio to six cities. The project is a joint venture with US-based Landmark Properties, with Centurion holding a 99% equity stake. The PBSA will be located in London Zone 1 near major universities and hospitals, addressing a significant market gap where over 100,000 additional student beds are needed amid limited new supply and strong domestic and international demand. This acquisition follows Centurion's recent listing of Centurion Accommodation REIT (CAREIT) on the Singapore Exchange in September 2025, highlighting efficient capital recycling and strategic reinvestment. The London site will feature Centurion's premium Epiisod brand, following the recent listing of Centurion Accommodation REIT and ongoing development of its first Epiisod PBSA in Sydney.
3. <https://gslglobal.com/2025/10/15/centurion-corp-purchases-london-site-for-41-million-to-develop-student-housing/> - Centurion Corporation Limited has acquired a central London site for £41 million in a joint venture with US firm Landmark Properties, holding 99% equity, to develop a purpose-built student accommodation (PBSA) with approximately 225 beds and refurbish adjacent office space. The PBSA will be located in London Zone 1 near major universities and hospitals, addressing a significant market gap where over 100,000 additional student beds are needed amid limited new supply and strong domestic and international demand. This acquisition marks Centurion's entry into London, expanding its UK portfolio to six cities, and will feature its premium Epiisod brand, following the recent listing of Centurion Accommodation REIT and ongoing development of its first Epiisod PBSA in Sydney.
4. <https://www.estatesgazette.co.uk/news/centurion-seeks-aggressive-uk-growth-with-new-student-housing-fund/> - Centurion Corporation Limited is seeking aggressive growth in the UK student accommodation market with the launch of a new student housing fund. The company has acquired six purpose-built student accommodation (PBSA) properties across five states in the US and operates the Dwell Student Living brand in Manchester, Liverpool, Bristol, and Newcastle, with an occupancy rate of approximately 93% across its UK student portfolio. Centurion plans to considerably grow its UK portfolio in the coming years, aiming to add value to existing and emerging key education hubs in Europe and Asia through its Dwell brand and the new student housing fund.
5. <https://www.estatesgazette.co.uk/news/centurion-makes-second-splash-on-notts-students/> - Centurion Corporation Limited has completed the purchase of its second property in Nottingham, Archer House, a 177-bedroom student accommodation at 14-22 Castle Gate, for £15.1 million. This acquisition boosts Centurion's total student portfolio to 33 assets globally, with more than 65,000 bedrooms. In the UK, the company currently has 11 purpose-built student blocks with 2,852 bedrooms. Archer House will be managed under Centurion's student accommodation brand, Dwell. Centurion's CEO, Kong Chee Min, stated that the company's UK student accommodation portfolio continues to benefit from positive supply-demand dynamics, and Nottingham is a key city for expansion.
6. <https://centurioncorp.com.sg/portfolio-page> - Centurion Corporation Limited owns, develops, and manages quality, purpose-built workers accommodation assets in Singapore and Malaysia, and purpose-built student accommodation assets in Australia, the United Kingdom, and the United States. Its workers accommodation assets are managed under the Westlite Accommodation brand, and its student accommodation assets are managed under the Dwell brand. In the United Kingdom, Centurion's student accommodation assets include Dwell Hotwells House in Bristol, Dwell Cathedral Campus in Liverpool, Dwell Princess Street, Dwell MSV, Dwell MSV South, Dwell The Grafton, and Dwell Weston Court in Manchester, and Dwell Garth Heads in Newcastle. The company continues to evaluate a robust pipeline across its core markets and is prepared to deploy capital where its development and management expertise can create long-term value for stakeholders.
7. <https://www.constructionenquirer.com/2024/08/16/site-acquired-for-275m-brent-cross-town-student-scheme/> - The 180-acre Brent Cross Town site is an £8 billion mixed-use development in north London being delivered by Related Argent and Barnet Council. When complete, it will comprise 6,700 new homes, workspace for 25,000 people, schools, a high street, leisure spaces, and over 50 acres of parks and playing fields. The £275 million student accommodation scheme will deliver 650 student beds, with a planning application set to be submitted by the end of this year. It will include expansive study areas, a digital competitive gaming zone, a health kitchen, private dining, a yoga studio, a herb garden, and relaxation pods. This development is part of the seventh collaboration between Fusion and Cheyne and their second in Brent Cross Town.