

**First Quarter Financial Statement and Dividend Announcement for the Period Ended 31 March 2013****1(a)(i) An income statement and statement of comprehensive income or a statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year**

		Group		
	Note	1Q 2013 \$'000	1Q 2012 \$'000	+ / (-) %
Revenue				
- Construction		65,418	47,820	36.8
- Property developments		64,159	587	NM
- Property investments		794	831	(4.5)
- Others		6	-	NM
		<u>130,377</u>	<u>49,238</u>	164.8
Cost of sales		(110,089)	(34,420)	219.8
Gross profit		<u>20,288</u>	<u>14,818</u>	36.9
Other items of income				
Interest income	1	893	337	165.0
Dividend income from investment securities		6	1	500.0
Other income	2	1,227	139	782.7
Other items of expense				
Marketing and distribution	3	(8,502)	(2,062)	312.3
Administrative expenses	4	(6,634)	(5,447)	21.8
Finance costs	5	(418)	(332)	25.9
Share of results of associates	6	<u>(55)</u>	<u>(749)</u>	(92.7)
Profit before tax		6,805	6,705	1.5
Income tax expense		(2,137)	(2,341)	(8.7)
Profit after tax		<u><u>4,668</u></u>	<u><u>4,364</u></u>	7.0
Profit attributable to:				
Owners of the company		4,668	4,364	7.0
Non-controlling interests		-	-	
		<u><u>4,668</u></u>	<u><u>4,364</u></u>	

Note:-

NM - Not meaningful.

1(a)(ii) Items, which if significant, must be included in the income statement

	Group		
	1Q 2013 \$'000	1Q 2012 \$'000	+ /(-) %
Other income			
Net fair value gain on investment securities	134	20	570.0
Unrealised foreign exchange gain	456	-	NM
Deposits forfeited from buyers	113	69	63.8
Others	524	50	948.0
	<u>1,227</u>	<u>139</u>	
The following items have been included in arriving at profit before tax:			
Depreciation of property, plant and equipment	(878)	(446)	96.9
Amortisation of intangible assets	(9)	(3)	200.0
Employee benefits expenses	(15,060)	(10,385)	45.0
Operating lease expenses	(149)	(118)	26.3
Unrealised foreign exchange loss	-	(548)	(100.0)
Net loss on disposal of property, plant and equipment	(9)	-	NM
Impairment loss on trade receivables	-	(209)	(100.0)
Write down of completed properties held for sale	-	(133)	(100.0)
	<u>-</u>	<u>(133)</u>	

Notes to Group Income Statement

- Interest income related mainly to interest charged for loans to associates and interest earned on current and deposit accounts. The increase was due to the interest earned on the Australian dollars current and deposits account.
- The increase in other income was mainly due to the significant increase in net fair value gain on investment securities, exchange gain due to the strengthening of the Australian dollar against the Singapore dollar and also funds received from various incentive schemes.
- Higher marketing and distribution expenses mainly came from the sales commission of a development project at Alexandra Central for the sales of commercial/retail units in the current quarter. The sales of development units in Singapore (100 Pasir Panjang, Fulcrum, My Manhattan and Belvia) and in Australia (Tower Melbourne) also contributed to the expenses for current quarter.
- The increase in administrative expenses was due to higher staff costs as the Group employed more staff to cater for on-going projects. Higher operating expenses also contributed to the increase due to the increase in operating activities.
- Finance cost was higher for current quarter as a result of loans drawn down to cater for working capital requirement.
- Higher share of losses of associates in the corresponding quarter last year was due to the marketing cost incurred for the sales of the joint venture development units. For the current quarter, the share of losses from associates was lower as all the joint venture projects were fully sold since the previous year which result in lower operating expenses in the joint venture for the current quarter.

1(a)(iii) Statement of Comprehensive Income

		Group		
	Note	1Q 2013 \$'000	1Q 2012 \$'000	+ /(-) %
Profit after tax		4,668	4,364	7.0
Other comprehensive income:				
Net gain on fair value changes of available-for-sale financial assets		564	235	(140.0)
Foreign currency translation	1	1,750	(998)	275.4
Share of other comprehensive income of associates		737	363	103.0
Other comprehensive income for the period, net of tax		<u>3,051</u>	<u>(400)</u>	
Total comprehensive income for the period		<u>7,719</u>	<u>3,964</u>	
Total comprehensive income attributable to:				
Owners of the company		7,719	3,964	94.7
Non-controlling interests		<u>-</u>	<u>-</u>	
		<u>7,719</u>	<u>3,964</u>	

Notes to Statement of Comprehensive Income

- Foreign currency translation arose from the translation of financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency. The translation gain was due to the strengthening of the Australian dollar against the Singapore dollar.

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Note	The Group		The Company	
		31 Mar 2013	31 Dec 2012	31 Mar 2013	31 Dec 2012
		\$'000	\$'000	\$'000	\$'000
Non-current assets					
Property, plant and equipment		146,327	145,326	974	1,061
Investment properties		44,706	44,706	-	-
Intangible assets		328	279	222	228
Investment in subsidiaries		-	-	48,302	48,302
Investment in associates		5,852	4,968	650	650
Other receivables	1	9,603	9,593	62,409	55,157
Investment securities		2,841	2,143	2,676	2,002
Current assets					
Gross amount due from customers for contract work-in-progress	2	7,283	7,547	-	-
Completed properties held for sale		1,346	1,839	-	-
Development properties	3	494,066	543,987	-	-
Prepayments and deposits	4	74,761	1,519	67	14
Trade and other receivables	5	136,737	151,619	15,838	21,157
Cash and cash equivalents	6	260,889	242,050	2,320	3,707
		975,082	948,561	18,225	24,878
Deduct: Current liabilities					
Loans and borrowings	6	153,000	123,000	-	-
Gross amount due to customers for contract work-in-progress	2	42,540	24,251	-	-
Provisions		1,900	1,907	-	-
Trade and other payables	7	104,504	108,783	1,047	145
Other liabilities	8	34,434	48,194	14,270	13,799
Income tax payable	9	39,999	46,503	43	133
		376,377	352,638	15,360	14,077
Net current assets		598,705	595,923	2,865	10,801
Deduct: Non-current liabilities					
Loans and borrowings	6	331,750	338,750	-	-
Deferred taxation		8,408	3,703	5	5
		340,158	342,453	5	5
Net assets		468,204	460,485	118,093	118,196
Equity attributable to owners of the Company					
Share capital		79,691	79,691	79,691	79,691
Treasury shares		(10,922)	(10,922)	(10,922)	(10,922)
Retained earnings		403,458	398,790	53,331	53,998
Other reserves		(4,023)	(7,074)	(4,007)	(4,571)
		468,204	460,485	118,093	118,196

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year (Cont'd)

Notes to Statement of Financial Position

- 1 Significant increase in other receivables for the Company was due to advances of working capital to subsidiaries.
- 2 The overall net increase in gross amount due to customers for contract work-in-progress was due to the increase in operating activities as a result of new projects awarded in the previous year and also contribution from on-going construction projects in the current quarter.
- 3 The decrease in development properties was mainly due to the 20% deposits received from buyers of development projects, Alexandra Central and 100 Pasir Panjang in Singapore and the 10% deposits received from buyers of a development project, Tower Melbourne in Australia. The decrease was offset by development costs incurred from these development projects in the current quarter.
- 4 The significant increase in prepayments and deposits was due to the downpayment paid for the purchase of land for development projects at Yishun Ring Road / Yishun Avenue 9 in Singapore and 170 Victoria street, Melbourne in Australia. In addition, the deposit paid for the collective purchase for an office building, San Centre, at 171 Chin Swee Road in Singapore also contributed to the increase.
- 5 The decrease in trade and other receivables for the Group was mainly due to the receipt of payment from buyers of industrial units at 100 Pasir Panjang and the receipt of payment from customers.
The decrease in trade and other receivables for the Company was mainly due to the receipt of payment of management fee from subsidiaries.
- 6 The overall net increase of \$4.2 million for loans and borrowings after offsetting cash and cash equivalents was mainly due to the loan drawn down for working capital after offsetting the partial repayment of bank loans for certain on-going development projects.
- 7 The decrease in trade and other payables was mainly due to the normal repayment of trade debts to subcontractors and suppliers.
- 8 The decrease in other liabilities for the Group was mainly due to the normal payment of year end expenses accrued and reclassification to trade payables.
- 9 The decrease in income tax payable was mainly due to the payment of the previous tax provision by installment and after offsetting current quarter tax provision.

1(b)(ii) Aggregate amount of the group's borrowings and debt securities as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year

	As at 31 Mar 2013 \$'000	As at 31 Dec 2012 \$'000
Amount repayable in one year or less, or on demand		
- Secured	153,000	123,000
- Unsecured	-	-
Amount repayable after one year		
- Secured	331,750	338,750
- Unsecured	-	-

Details of any collateral

The secured borrowings of \$484.8 million are loans taken to finance property development projects, the purchase of a leasehold land for hotel and commercial development and for working capital.

The secured borrowings of \$439.8 million are mainly secured by the followings:

- (a) legal mortgage on the development properties and the hotel and commercial development project;
- (b) subordination of shareholder's loan to the property development companies;
- (c) assignment of sale proceeds of the development properties;
- (d) assignment of all rights, title, interest and benefits under contracts in respect of the development properties;
- (e) assignment of construction contracts, performance bonds and fire insurance policy on the development property;
- (f) assignment of tenancy and sale agreements of the investment properties;
- (g) fixed and floating charge of the hotel and commercial development project; and
- (h) corporate guarantee from the Company.

The remaining secured borrowings of \$45.0 million are secured by the followings:

- (a) assignment of dividends to be received from two 40% joint venture companies;
- (b) charge of bank accounts with the banker; and
- (c) corporate guarantee from the Company.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group	
	1Q 2013	1Q 2012
	\$'000	\$'000
Cash flows from operating activities		
Operating profit before taxation	6,805	6,705
Adjustments for:		
Depreciation and amortisation	887	449
Interest income	(893)	(337)
Dividend income from investment securities	(6)	(1)
Interest expense	418	332
Net loss on disposal of property, plant and equipment	9	-
Foreign currency translation adjustment	1,843	(1,015)
Net fair value gain on investment securities	(134)	(20)
Share of results of associates	55	749
Impairment loss on trade receivables	-	209
Write down of completed properties held for sale	-	133
Operating profit before reinvestment of working capital	8,984	7,204
Decrease in completed properties held for sale	493	15
Decrease/(increase) in development properties	49,921	(42,173)
Decrease/(increase) in trade and other receivables	15,070	(9,390)
(Increase)/decrease in prepayments and deposits	(73,242)	18,445
Increase in gross amount due to customers for contract work-in-progress, net	18,546	27,024
Decrease in trade and other payables	(4,267)	(13,544)
Decrease in other liabilities	(13,760)	(4,220)
Cash generated from/(used in) operations	1,745	(16,639)
Interest paid	(432)	(67)
Interest received	706	38
Income tax paid	(3,936)	(1,842)
Net cash used in operating activities	(1,917)	(18,510)
Cash flows from investing activities:		
Purchase of property, plant and equipment	(1,982)	(76)
Proceeds from disposal of property, plant and equipment	2	-
Dividend income	6	6,751
Repayment of advances from associates, net	(211)	(225)
Additions to intangible assets	(59)	-
Net cash (used in)/generated from investing activities	(2,244)	6,450
Cash flows from financing activities:		
Repayment of loans and borrowings	(22,000)	-
Proceeds from loans and borrowings	45,000	192,484
Additions to investment properties	-	(195,526)
Net cash generated from/(used in) financing activities	23,000	(3,042)
Net increase/(decrease) in cash and cash equivalents	18,839	(15,102)
Cash and cash equivalents at beginning of the period	242,050	155,774
Cash and cash equivalents at end of the period	260,889	140,672
Cash and cash equivalents comprise:		
Short term deposits	32,105	5,482
Cash and bank balances	228,784	135,190
	260,889	140,672

1(c) **A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year (Cont'd)**

Statement of Cash Flow review

Net cash used in operating activities

The decrease in net cash used in operating activities for 1Q2013 compared to 1Q2012 was mainly due to the deposits received from buyers of development units in Singapore and Australia after offsetting the deposits paid for the purchase of land and office building in Singapore and Australia.

Net cash (used in)/generated from investing activities

Net cash used in investing activities for 1Q2013 compared to a net cash generated from investing activities was mainly due to no dividend income received from associates in the current quarter as compared to dividend received from associates in 1Q2012.

Net cash generated from/(used in) financing activities

Net cash generated from financing activities for 1Q2013 was due to the loan drawn down for working capital after offsetting the partial repayment of bank loans for certain on-going development projects.

Net cash used in financial activities for 1Q2012 was due to the payment for the purchase of land at Jalan Bukit Merah/Alexandra Road for hotel and commercial development after offsetting loan taken up to finance the purchase of land.

1(d)(i) **A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year**

Group	Attributable to owners of the Company								
	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Capital reserve \$'000	Fair value adjustment reserve \$'000	Currency translation reserve \$'000	Retained earnings \$'000	Total reserves \$'000	Total equity \$'000
At 1 January 2013	79,691	(10,922)	(533)	1,037	(4,038)	(3,540)	398,790	391,716	460,485
Total comprehensive income for the period	-	-	-	737	564	1,750	4,668	7,719	7,719
At 31 March 2013	79,691	(10,922)	(533)	1,774	(3,474)	(1,790)	403,458	399,435	468,204

Group	Attributable to owners of the Company								
	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Capital reserve \$'000	Fair value adjustment reserve \$'000	Currency translation reserve \$'000	Retained earnings \$'000	Total reserves \$'000	Total equity \$'000
At 1 January 2012	79,691	(3,244)	(533)	674	(3,552)	353	343,495	340,437	416,884
Effect of adopting Amendments to FRS 12	-	-	-	-	-	-	509	509	509
At 1 January 2012, as restated	79,691	(3,244)	(533)	674	(3,552)	353	344,004	340,946	417,393
Total comprehensive income for the period	-	-	-	363	235	(998)	4,364	3,964	3,964
At 31 March 2012	79,691	(3,244)	(533)	1,037	(3,317)	(645)	348,368	344,910	421,357

Company	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Fair value adjustment reserve \$'000	Retained earnings \$'000	Total equity \$'000
At 1 January 2013	79,691	(10,922)	(533)	(4,038)	53,998	118,196
Total comprehensive income for the period	-	-	-	564	(667)	(103)
At 31 March 2013	79,691	(10,922)	(533)	(3,474)	53,331	118,093

Company	Issued capital \$'000	Treasury shares \$'000	Treasury shares reserve \$'000	Fair value adjustment reserve \$'000	Retained earnings \$'000	Total equity \$'000
At 1 January 2012	79,691	(3,244)	(533)	(3,552)	70,232	142,594
Total comprehensive income for the period	-	-	-	235	5,822	6,057
At 31 March 2012	79,691	(3,244)	(533)	(3,317)	76,054	148,651

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as the end of the financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

As at 31 March 2013, the Company held 19,188,000 ordinary shares as treasury shares (31 March 2012 : 5,377,000 ordinary shares). The total number of issued shares of the Company excluding treasury shares as at 31 March 2013 and 31 March 2012 were 648,327,161 and 662,138,161 ordinary shares respectively.

There is no outstanding performance shares granted conditionally under the "Chip Eng Seng Performance Share Plan" as at 31 March 2013 and 31 March 2012.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

The total number of issued shares excluding treasury shares of 19,188,000 (31 December 2012 : 19,188,000) shares as at 31 March 2013 and 31 December 2012 were 648,327,161.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the Company's auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matters)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those of the audited financial statements for the year ended 31 December 2012, as well as all the applicable Financial Reporting Standards ("FRS") which became effective for the financial year beginning on or after 1 January 2013.

The adoption of those new and revised FRSs has no material effect on the current financial statements for the current period.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Please refer to paragraph 4 above.

6 Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

	Group	
	1Q 2013	1Q 2012
Earnings per ordinary share for the period :-		
(i) Based on weighted average number of ordinary shares in issue (in cents)	0.72	0.66
(ii) On a fully diluted basis (in cents)	0.72	0.66

Notes:

(i) The computation of basic earnings per share was based on the weighted average of 648,327,161 ordinary shares (31 March 2012 : 662,138,161 ordinary shares).

(ii) The computation of fully diluted basic earnings per share was based on the adjusted weighted average of 648,327,161 ordinary shares (31 March 2012 : 662,138,161 ordinary shares).

7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year

	Group		Company	
	31 Mar 2013	31 Dec 2012	31 Mar 2013	31 Dec 2012
Net asset value per ordinary share (in cents) based on issued share capital as at the end of the period reported on	72.22	71.03	18.22	18.23

The computation of net asset value per ordinary share was based on 648,327,161 ordinary shares (excluding Treasury shares of 19,188,000) (31 December 2012 : 648,327,161 ordinary shares excluding Treasury shares of 19,188,000).

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must include discussion of any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also include discussion of any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

1Q2013 vs 1Q2012

Overall

The Group's total revenue increased by 164.8% to \$130.4 million for 1Q2013 compared to \$49.2 million for 1Q2012.

Gross profit increased by 36.9% to \$20.3 million for 1Q2013 compared to \$14.8 million for 1Q2012. The increase in gross profit mainly came from the progressive recognition of a development project, My Manhattan. However, gross profit margin decreased due to lower margin contributed from construction projects.

The Group's pre-tax profit increased slightly by 1.5% to \$6.8 million for 1Q2013 compared to \$6.7 million for 1Q2012.

Construction

Revenue increased by 36.8% to \$65.4 million for 1Q2013 compared to \$47.8 million for 1Q2012. Revenue contribution mainly came from on-going projects which are in their active stage of construction. Construction projects awarded in FY2012 also significantly contributed to the increase in revenue for the current quarter.

Property Developments

Revenue increased significantly to \$64.2 million for 1Q2013 compared to \$0.6 million for 1Q2012. The increase was due to the progressive recognition of revenue and profit from a development project, My Manhattan in the current quarter.

Property Investments

Revenue decreased slightly by 4.5% to \$0.79 million for 1Q2013 compared to \$0.83 million for 1Q2012.

Group Statement of Financial Position Review

The Group's net debt/equity ratio remained stable at 0.48 for both period as at 31 March 2013 and 31 December 2012. For the current quarter, the Group drew down loan facilities of \$45 million for working capital. The loan drawn down was offset by the partial repayment of land loans for certain development projects.

Net current assets increased marginally by \$2.8 million to \$598.7 million as at 31 March 2013. Current assets increased by \$26.5 million mainly due to the deposits and downpayment for the purchase of land and office building in Singapore and Australia. The increase was offset by increase in current liabilities of \$23.7 million mainly due to the loan drawn down for working capital.

Non-current liabilities decreased marginally by \$2.3 million to \$340.2 million as at 31 March 2013 due to the partial repayment of land loans for certain development projects. The decrease was offset by the increase in deferred tax provision for the current quarter.

Shareholders' equity improved from \$460.5 million as at 31 December 2012 to \$468.2 million as at 31 March 2013. As a result, net asset value per share rose from 71.03 cents to 72.22 cents.

9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

No prospects statements for 1Q2013 was previously provided.

10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The Group sold approximately 117 residential units in Singapore and Australia and 127 industrial/retail units in Singapore for the 3 months ended 31 March 2013. The sales mostly came from a development project, Tower Melbourne in Melbourne, Australia and a commercial development, Alexandra Central in Singapore. The other development projects, 100 Pasir Panjang, Belvia and My Manhattan also contributed to the units sold in the current quarter.

The Group expects that its 40%-owned Executive Condominium, Privé to be completed and to obtain TOP by 3Q2013 and the construction of the other 40%-owned Executive Condominium, Belysa and its 100%-owned industrial property development, 100 Pasir Panjang to be substantially completed by end of this year. The Group will be recognising the revenue and related expenses when these projects obtain TOP. Both the Executive Condominium projects are 100% sold while 100 Pasir Panjang is 56% sold as at 31 March 2013.

As at to date, the Group had obtained Provisional Permission from URA for the development of a 14-storey mixed development project comprising approximately 141 units of retail shops and 186 residential units on the land parcel at Yishun Ring Road / Yishun Avenue 9. The Group is targeting to launch this project in 2H2013.

As at 31 March 2013, the Group's outstanding order book for its construction contracts stood at \$553 million. The Group is expecting to complete the construction of its HDB projects, Hougang N9C12 in the coming months and Hougang N4C17 by end of this year. The Group is actively tendering for construction projects.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?
No.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?
No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 If no dividend has been declared/recommendeded, a statement to that effect

No dividend has been declared/recommendeded for the quarter ended 31 March 2013.

13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company does not have a shareholders' mandate for interested person transactions.

14 Interested person transaction

	1Q2013 \$	1Q2012 \$
Transactions entered into by the Group with Directors and associates/relative of Directors of the Company:		
Consideration for sales of units in overseas residential developments and retail units in Singapore to Directors of the Company and associate/relative of Director at prevailing prices applicable to third parties.	20,187,759	0

15 Confirmation

We, Lim Tiang Chuan and Chia Lee Meng Raymond, being two Directors of CHIP ENG SENG CORPORATION LTD (the "Company"), do hereby confirm on behalf of the Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited interim financial statements of the Company and of the Group for the first quarter ended 31 March 2013 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

Lim Tiang Chuan
Executive Deputy Chairman

Chia Lee Meng Raymond
Executive Deputy Chairman and Group Chief Executive Officer

BY ORDER OF THE BOARD

Chia Lee Meng Raymond
Executive Deputy Chairman and Group Chief Executive Officer

8 May 2013