

**Full Year Financial Statement and Dividend Announcement for the Year Ended 31 December 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**

	Note	Group		+ / (-) %	Group		+ / (-) %
		4Q 2013 \$'000	4Q 2012 \$'000		FY 2013 \$'000	FY 2012 \$'000	
Revenue							
- Construction		75,526	71,012	6.4	275,529	245,093	12.4
- Property developments		97,173	150,692	(35.5)	224,617	368,572	(39.1)
- Property investments		450	871	(48.3)	2,301	3,457	(33.4)
- Others		14	10	40.0	20	10	100.0
		<u>173,163</u>	<u>222,585</u>	(22.2)	<u>502,467</u>	<u>617,132</u>	(18.6)
Cost of sales		(131,854)	(179,406)	(26.5)	(413,286)	(487,418)	(15.2)
Gross profit		<u>41,309</u>	<u>43,179</u>	(4.3)	<u>89,181</u>	<u>129,714</u>	(31.2)
Other items of income							
Interest income	1	261	869	(70.0)	2,099	2,979	(29.5)
Dividend income from investment securities		-	8	NM	161	847	(81.0)
Other income	2	13,315	30,656	(56.6)	14,901	32,383	(54.0)
Other items of expense							
Marketing and distribution	3	(6,267)	(14,341)	(56.3)	(20,539)	(30,727)	(33.2)
Administrative expenses	4	(8,189)	(11,670)	(29.8)	(28,387)	(27,802)	2.1
Finance costs	5	(509)	(319)	59.6	(2,011)	(1,022)	96.8
Share of results of associates	6	645	2,100	(69.3)	29,941	2,244	NM
Profit before tax		<u>40,565</u>	<u>50,482</u>	(19.6)	<u>85,346</u>	<u>108,616</u>	(21.4)
Income tax expense		(5,931)	(11,273)	(47.4)	(11,972)	(27,344)	(56.2)
Profit after tax		<u>34,634</u>	<u>39,209</u>	(11.7)	<u>73,374</u>	<u>81,272</u>	(9.7)
Profit attributable to:							
Owners of the company		34,634	39,209	(11.7)	73,374	81,272	(9.7)
Non-controlling interests		-	-		-	-	
		<u>34,634</u>	<u>39,209</u>		<u>73,374</u>	<u>81,272</u>	

Note:-

NM - Not meaningful.

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

	Group			Group		
	4Q 2013 \$'000	4Q 2012 \$'000	+ /(-) %	FY 2013 \$'000	FY 2012 \$'000	+ /(-) %
Other income						
Net gain on disposal of property, plant and equipment	1	-	NM	192	-	NM
Net gain on disposal of investment property	-	-		-	1,230	NM
Net gain on disposal of investment securities	-	-	NM	115	-	NM
Net fair value gain on investment securities	-	-	NM	68	74	(8.1)
Net fair value gain on investment properties	13,000	29,971	(56.6)	13,000	29,971	(56.6)
Unrealised foreign exchange gain	-	29	NM	-	-	
Deposits forfeited from buyers	165	217	(24.0)	312	356	(12.4)
Gain from bargain purchase arising from acquisition of subsidiary	-	-		180	-	NM
Others	149	439	(66.1)	1,034	752	37.5
	<u>13,315</u>	<u>30,656</u>		<u>14,901</u>	<u>32,383</u>	

The following items have been included in arriving at profit before tax:

Depreciation of property, plant and equipment	(882)	(1,627)	(45.8)	(3,491)	(3,054)	14.3
Amortisation of intangible assets	(10)	(4)	150.0	(40)	(12)	233.3
Employee benefits expenses	(26,171)	(20,382)	28.4	(71,425)	(58,518)	22.1
Operating lease expenses	(156)	(149)	4.7	(619)	(565)	9.6
Net fair value loss on investment securities	(25)	(5)	400.0	-	-	
Unrealised foreign exchange loss	(774)	-	NM	(2,091)	(1,333)	56.9
Reversal of/(impairment loss) on trade receivables	(188)	-	NM	21	(209)	(110.0)
Write down of completed properties held for sale	-	-		-	(131)	NM
Goodwill on acquisition written off	-	(3,221)	NM	-	(3,221)	NM

Notes to Group Income Statement

- Interest income related mainly to interest charged for loans to associates and interest earned on current and deposit accounts. Higher interest income in 4Q2012 and FY2012 was due to the interest earned on the deposits account from the Group's Australia subsidiaries.
- The decrease in other income in 4Q2013 and FY2013 was mainly due to net fair value gain on the Group's investment properties amounting to \$13.0 million in 4Q2013 as compared to \$30.0 million in 4Q2012. The decrease was partially offset by the net gain on disposal of investment securities, gain from bargain purchase arising from acquisition of a subsidiary and funds received from various incentive schemes.
- Marketing and distribution expenses in 4Q2013 and FY2013 were mainly due to the marketing expenses incurred for development projects in Singapore (Alexandra Central, 100 Pasir Panjang, Fulcrum, My Manhattan and Yishun Mixed Development) and in Australia (Tower Melbourne). Higher marketing and distribution expenses in 4Q2012 and FY2012 were mainly due to the remaining commission which was incurred and payable upon the delivery of the completed residential units of a development project, 33M in Australia to the purchasers.
- The decrease in administrative expenses in 4Q2013 was due to absence of goodwill on acquisition written off. The increase in FY2013 was due to higher staff costs as the Group employed more staff to cater for on-going projects.
- Finance cost was higher for 4Q2013 and FY2013 as a result of loans drawn down to cater for working capital requirement.
- Higher share of profits of associates in the current year was due to recognition of profit for a completed joint venture development, Privé, which obtained TOP in July 2013.

1(a)(iii) Statement of Comprehensive Income

	Note	Group		+/(-) %	Group		+/(-) %
		4Q 2013 \$'000	4Q 2012 \$'000		FY 2013 \$'000	FY 2012 \$'000	
Profit after tax		34,634	39,209	(11.7)	73,374	81,272	(9.7)
Other comprehensive income:							
<i>Items that will not be reclassified to profit or loss</i>							
Net surplus on revaluation of freehold land and building		1,650	-	100.0	1,650	-	100.0
Share of gain on property revaluation of associates		-	-	-	737	363	103.0
		1,650	-		2,387	363	
<i>Items that may be reclassified subsequently to profit or loss</i>							
Net gain/(loss) on fair value changes of available-for-sale financial assets		41	24	70.8	270	(486)	155.6
Foreign currency translation	1	(3,363)	(235)	1,331.1	(10,691)	(3,893)	(174.6)
		(3,322)	(211)		(10,421)	(4,379)	
Other comprehensive income for the period/year, net of tax		(1,672)	(211)		(8,034)	(4,016)	
Total comprehensive income for the period/year		32,962	38,998		65,340	77,256	
Total comprehensive income attributable to:							
Owners of the company		32,962	38,998	(15.5)	65,340	77,256	(15.4)
Non-controlling interests		-	-		-	-	
		32,962	38,998		65,340	77,256	

Notes to Statement of Comprehensive Income

- 1 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 loss for the period/year was due to the strengthening of the Singapore dollar against the Australian 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 Dec 2013	31 Dec 2012	31 Dec 2013	31 Dec 2012
		\$'000	\$'000	\$'000	\$'000
Non-current assets					
Property, plant and equipment	1	161,919	145,326	954	1,061
Investment properties	2	175,714	44,706	-	-
Intangible assets		297	279	205	228
Investment in subsidiaries		-	-	48,302	48,302
Investment in associates	3	28,370	4,968	650	650
Other receivables		11,191	9,593	124,252	55,157
Investment securities		2,030	2,143	2,018	2,002
Current assets					
Gross amount due from customers for contract work-in-progress	4	11,224	7,547	-	-
Completed properties held for sale		328	1,839	-	-
Development properties	5	651,436	543,987	-	-
Prepayments and deposits	6	8,780	1,519	129	14
Trade and other receivables	7	129,449	151,619	11,810	21,157
Cash and cash equivalents		284,222	242,050	8,034	3,707
		1,085,439	948,561	19,973	24,878
Deduct: Current liabilities					
Loans and borrowings	8	281,000	123,000	-	-
Gross amount due to customers for contract work-in-progress	4	28,225	24,251	-	-
Provisions		2,988	1,907	-	-
Trade and other payables		107,582	108,783	136	145
Other liabilities	9	31,438	48,194	12,851	13,799
Income tax payable	10	12,875	46,503	43	133
		464,108	352,638	13,030	14,077
Net current assets		621,331	595,923	6,943	10,801
Deduct: Non-current liabilities					
Loans and borrowings	8	487,523	338,750	-	-
Deferred taxation		14,521	3,703	5	5
		502,044	342,453	5	5
Net assets		498,808	460,485	183,319	118,196
Equity attributable to owners of the Company					
Share capital		79,691	79,691	79,691	79,691
Treasury shares		(12,006)	(10,922)	(12,006)	(10,922)
Retained earnings		442,193	398,790	115,897	53,998
Other reserves		(11,070)	(7,074)	(263)	(4,571)
		498,808	460,485	183,319	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 The increase in property, plant and equipment was due to the additions in hotel under construction.
- 2 Significant increase in investment properties was due to acquisition of an office building known as San Centre, at 171 Chin Swee Road Singapore.
- 3 The increase was due to the Group's share of results of associates after deducting for dividend received.
- 4 The net increase in gross amount due to customers for contract work-in-progress was due to progress billings in excess of construction work-in-progress.
- 5 The increase in development properties was mainly due to land acquisition and development costs incurred for our projects Fulcrum, Alexandra Central, 100 Pasir Panjang and mixed residential and commercial development known as Nine Residences (residential) and Junction 9 (commercial) in Singapore and a development site in Victoria Street, Melbourne in the current year.
- 6 The prepayments and deposits for FY2013 mainly relate to the deposits paid for land purchases in Australia.
- 7 The decrease in trade and other receivables for the Group was mainly due to the progressive payments received from buyers of industrial units at 100 Pasir Panjang and collections from completed constructions projects.
The decrease in trade and other receivables for the Company was mainly due to the repayment of loans and advances from subsidiaries.
- 8 The increase in loans and borrowings was mainly due to the loan drawn down for working capital and financing of property development projects in Nine Residences and Junction 9 and an investment property known as San Centre. The increase was partially offset by the partial repayment of bank loans for certain on-going development projects.
- 9 The decrease in other liabilities for the Group was mainly due to cost savings from completed projects and transfer of accruals to trade payables upon billing.
- 10 The decrease in income tax payable was mainly due to the payment of tax.

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 Dec 2013 \$'000	As at 31 Dec 2012 \$'000
Amount repayable in one year or less, or on demand		
- Secured	281,000	123,000
- Unsecured	-	-
Amount repayable after one year		
- Secured	487,523	338,750
- Unsecured	-	-

Details of any collateral

The Group's borrowings of \$768.5 million are loans taken to finance property development projects and investment property, the purchase of a leasehold land for hotel and commercial development and for working capital.

The Group's borrowings of \$723.5 million are mainly secured by :

- (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 Group's borrowings of \$45.0 million are secured by :

- (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		Group	
	4Q 2013	4Q 2012	FY 2013	FY 2012
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities				
Operating profit before taxation	40,565	50,482	85,346	108,616
Adjustments for:				
Depreciation and amortisation	892	1,631	3,531	3,066
Interest income	(261)	(869)	(2,099)	(2,979)
Dividend income from investment securities	-	(8)	(161)	(847)
Interest expense	509	319	2,011	1,022
Net gain on disposal of property, plant and equipment	(1)	-	(192)	-
Net gain on disposal of investment property	-	-	-	(1,230)
Foreign currency translation adjustment	(3,233)	(308)	(10,295)	(2,479)
Net fair value loss/(gain) on investment securities	25	5	(68)	(74)
Share of results of associates	(645)	(2,100)	(29,941)	(2,244)
Net fair value gain on investment properties	(13,000)	(29,971)	(13,000)	(29,971)
Net gain on disposal of investment securities	-	-	(115)	-
(Reversal of)/impairment loss on trade receivables	188	-	(21)	209
(Gain from bargain purchase)/Goodwill on acquisition written off	-	3,221	(180)	3,221
Write down of completed properties held for sale	-	-	-	131
Operating profit before reinvestment of working capital	25,039	22,402	34,816	76,441
Decrease/(increase) in completed properties held for sale	13	(1,839)	1,511	(518)
Decrease/(increase) in development properties	69,547	80,870	(107,449)	34,830
Decrease/increase in trade and other receivables	14,031	(10,249)	22,662	15,519
(Increase)/decrease in prepayments and deposits	(7,406)	(1,015)	(7,261)	17,319
(Decrease)/increase in gross amount due to customers for contract work-in-progress, net	(11,489)	(6)	1,377	14,096
Decrease in trade and other payables	(8,595)	(46,830)	(6,858)	(33,231)
Increase/(decrease) in other liabilities	12,889	25,702	(16,756)	16,061
Cash generated from/(used in) operations	94,029	69,035	(77,958)	140,517
Interest paid	(371)	(366)	(1,724)	(820)
Interest received	68	869	1,335	2,791
Income tax paid	(4,020)	7,973	(35,209)	(5,838)
Net cash generated from/(used in) operating activities	89,706	77,511	(113,556)	136,650
Cash flows from investing activities:				
Purchase of property, plant and equipment	(5,849)	(3,210)	(18,415)	(136,673)
Proceeds from disposal of property, plant and equipment	3	-	207	-
Proceeds from disposal of investment property	-	-	-	4,140
Net cash inflow on acquisition of subsidiary	-	22,559	5,840	47,288
Proceeds from disposal of investment securities	-	-	566	-
Dividend income	1	1,759	6,218	10,992
(Advances to)/repayment of advances from associates, net	(350)	541	(1,088)	6,037
Proceeds from liquidation of an associate	711	-	711	-
Additions to intangible assets	-	(225)	(59)	(225)
Net cash (used in)/generated from investing activities	(5,484)	21,424	(6,020)	(68,441)
Cash flows from financing activities:				
Repayment of loans and borrowings	(24,000)	(40,300)	(69,000)	(212,283)
Proceeds from loans and borrowings	-	-	375,773	264,514
Dividends paid	-	-	(25,933)	(26,486)
Purchase of treasury shares	(1,084)	(7,678)	(1,084)	(7,678)
Additions to investment properties	(961)	-	(118,008)	-
Net cash (used in)/generated from financing activities	(26,045)	(47,978)	161,748	18,067
Net increase in cash and cash equivalents	58,177	50,957	42,172	86,276
Cash and cash equivalents at beginning of the period/year	226,045	191,093	242,050	155,774
Cash and cash equivalents at end of the period/year	284,222	242,050	284,222	242,050
Cash and cash equivalents comprise:				
Short term deposits	846	39,703	846	39,703
Cash and bank balances	283,376	202,347	283,376	202,347
	284,222	242,050	284,222	242,050

Acquisition of subsidiary

\$'000

Fair value recognised on acquisition

Cash and cash equivalent	6,290
Trade receivables	341
Trade payables	(5,371)
Total identifiable net assets at fair value	1,260
Non-controlling interest	(630)
Gain from bargain purchase	(180)
Total consideration	450
Less: Cash acquired	(6,290)
Net cash inflow on acquisition	(5,840)

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 generated from/(used in) operating activities

Increase in net cash generated from operating activities for 4Q2013 as compared to 4Q2012 was primarily due to progress billings received from several construction projects that were completed and accounts finalised.

Net cash used in operating activities for FY2013 as compared to a net cash generated from operating activities for FY2012 was mainly due to the Group purchase of land at Yishun Avenue 9 for property development in the FY2013 as against the progressive payments received from the buyers of 33M in FY2012.

Net cash (used in)/generated from investing activities

Net cash used in investing activities for 4Q2013 as compared to net cash generated from investing activities for 4Q2012 was mainly due to no net cash inflow on acquisition of subsidiary during the current quarter.

The decrease in net cash used in investing activities for FY2013 was due to the acquisition of leasehold land at Jalan Bukit Merah/Alexandra Road in FY2012, lower dividend income received from associates in FY2013 and lower net cash inflow on acquisition of subsidiary in FY2013.

Net cash (used in)/generated from financing activities

The decrease in net cash used in financing activities for 4Q2013 was due to lower repayment of loans and borrowings and lesser amount paid for purchase of treasury shares as compared to 4Q2012.

Increase in net cash generated from financing activities for FY2013 was due to the lower repayment of loans and borrowings as compared to FY2012 but higher loans drawn down for development projects and working capital in the current year.

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	Asset revaluation 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
Reclassification	-	-	-	-	4,038	-	-	(4,038)	-	-
At 1 January 2013, as restated	79,691	(10,922)	(533)	1,037	-	-	(3,540)	394,752	391,716	460,485
Total comprehensive income for the period	-	-	-	737	229	-	(7,328)	38,740	32,378	32,378
Dividends paid	-	-	-	-	-	-	-	(25,933)	(25,933)	(25,933)
At 30 September 2013	79,691	(10,922)	(533)	1,774	229	-	(10,868)	407,559	398,161	466,930
Total comprehensive income for the period	-	-	-	-	41	1,650	(3,363)	34,634	32,962	32,962
Purchase of Treasury shares	-	(1,084)	-	-	-	-	-	-	-	(1,084)
At 31 December 2013	79,691	(12,006)	(533)	1,774	270	1,650	(14,231)	442,193	431,123	498,808

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	(510)	(3,658)	42,063	38,258	38,258	
Dividends paid	-	-	-	-	-	-	(26,486)	(26,486)	(26,486)	
At 30 September 2012	79,691	(3,244)	(533)	1,037	(4,062)	(3,305)	359,581	352,718	429,165	
Total comprehensive income for the period	-	-	-	-	24	(235)	39,209	38,998	38,998	
Purchase of Treasury shares	-	(7,678)	-	-	-	-	-	-	(7,678)	
At 30 December 2012	79,691	(10,922)	(533)	1,037	(4,038)	(3,540)	398,790	391,716	460,485	

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 (Cont'd)

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
Reclassification	-	-	-	4,038	(4,038)	-
At 1 January 2013, as restated	79,691	(10,922)	(533)	-	49,960	118,196
Total comprehensive income for the period	-	-	-	229	278	507
Dividends paid	-	-	-	-	(25,933)	(25,933)
At 30 September 2013	79,691	(10,922)	(533)	229	24,305	92,770
Total comprehensive income for the period	-	-	-	41	91,592	91,633
Purchase of Treasury shares	-	(1,084)	-	-	-	(1,084)
At 31 December 2013	79,691	(12,006)	(533)	270	115,897	183,319

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	-	-	-	(510)	2,556	2,046
Dividends paid	-	-	-	-	(26,486)	(26,486)
At 30 September 2012	79,691	(3,244)	(533)	(4,062)	46,302	118,154
Total comprehensive income for the period	-	-	-	24	7,696	7,720
Purchase of Treasury shares	-	(7,678)	-	-	-	(7,678)
At 30 December 2012	79,691	(10,922)	(533)	(4,038)	53,998	118,196

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 December 2013, the Company held 20,698,000 ordinary shares as treasury shares (31 December 2012 : 19,188,000 ordinary shares). The total number of issued shares of the Company excluding treasury shares as at 31 December 2013 and 31 December 2012 were 646,817,161 and 648,327,161 shares respectively.

There is no outstanding performance shares granted conditionally under the "Chip Eng Seng Performance Share Plan" as at 31 December 2013 and 31 December 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 20,698,000 (31 December 2012 : 19,188,000) shares as at 31 December 2013 and 31 December 2012 were 646,817,161 and 648,327,161 shares respectively.

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 year.

The reclassification of opening balance of \$4.0 million from fair value adjustment reserve to retained earnings is to better reflect the nature of balances.

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		Group	
	4Q 2013	4Q 2012	FY 2013	FY 2012
Earnings per ordinary share for the period :-				
(i) Based on weighted average number of ordinary shares in issue (in cents)	5.34	5.93	11.32	12.29
(ii) On a fully diluted basis (in cents)	5.34	5.93	11.32	12.29

Notes:

- (i) The computation of basic earnings per share was based on the weighted average of 648,313,870 ordinary shares (31 December 2012 : 661,482,387 ordinary shares).
- (ii) The computation of fully diluted basic earnings per share was based on the adjusted weighted average of 648,313,870 ordinary shares (31 December 2012 : 661,482,387 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 Dec 2013	31 Dec 2012	31 Dec 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	77.12	71.03	28.34	18.23

The computation of net asset value per ordinary share was based on 646,817,161 ordinary shares (excluding Treasury shares of 20,698,000) (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

4Q2013 vs 4Q2012

Overall

The Group's total revenue decreased by 22.2% to \$173.2 million for 4Q2013 compared to \$222.6 million for 4Q2012 due to lower revenue derived from property development division.

Gross profit decreased by 4.3% to \$41.3 million for 4Q2013 compared to \$43.2 million for 4Q2012 was due to lower profit recognised from both construction and property development divisions.

The Group's pre-tax profit decreased by 19.6% to \$40.6 million for 4Q2013 compared to \$50.5 million for 4Q2012.

Construction

Revenue remained comparable for 4Q2013 and 4Q2012. Revenue contribution mainly came from on-going projects which are in their active stage of construction.

- 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 (Cont'd)**

Property Developments

Revenue decreased to \$97.2 million for 4Q2013 compared to \$150.1 million for 4Q2012. The decrease was due to higher revenue recognised from a development project, My Manhattan for 4Q2012 and revenue recognised from a completed residential project, 33M in Melbourne, Australia, which obtained its Occupation Certificate progressively in 2H2012. For 4Q2013, the revenue was mainly contributed from the sales of Nine Residences and Junction 9 which were launched in 4Q2013.

Share of profit of associates for 4Q2013 amounted to \$0.6 million compared to \$2.1 million for 4Q2012. The current quarter profit mainly came from the balance of profit recognised from joint venture project known as Privé which obtained TOP in 3Q2013.

Property Investments

Revenue decreased by 48.3% to \$0.5 million for 4Q2013 compared to \$0.9 million for 4Q2012. The decrease was due to no rental income received from the leasing of office for Queen Street property in Australia as the tenants were vacated for the upcoming property development of Tower Melbourne.

Fair value gain on the Group's investment properties amounting to \$13.0 million was recognised for 4Q2013 as compared to \$30.0 million for 4Q2012.

FY2013 vs FY2012

Overall

The Group's total revenue decreased by 18.6% to \$502.5 million for FY2013 compared to \$617.1 million for FY2012. The decrease was due to lower revenue recognised from property development division.

Gross profit decreased by 31.2% to \$89.2 million for FY2013 compared to \$129.7 million for FY2012. This led to a decrease in pre-tax profit by 21.4% to \$85.3 million for FY2013 compared to \$108.6 million for FY2012. The decrease in profitability were mainly due to lower profit recognised from both construction and property development divisions.

Construction

Revenue increased by 12.4% to \$275.5 million for FY2013 compared to \$245.1 million for FY2012. This was mainly due to more construction projects undertaken by the Group and more intensive construction activities for these on-going projects.

Lower gross profit for FY2013 due to intense competition and higher labour costs.

Property Developments

Revenue decreased to \$224.6 million for FY2013 compared to \$368.6 million for FY2012. This was due to revenue from a development project, 33M in Australia which was recognised on a completed basis in FY2012. The decrease was partially offset by the recognition of revenue from sales of a mixed development project, Nine Residences and Junction 9 which was launched in last quarter of 2013 and progressive revenue recognition of a development project, My Manhattan.

Share of profit of associates for FY2013 related to the profit recognition from a joint venture development project, Privé which obtained TOP in July 2013 and additional profit from a joint venture project completed in 2011 upon the finalisation of the development costs in the current year.

Property Investments

Revenue decreased by 33.4% to \$2.3 million for FY2013 compared to \$3.5 million for FY2012. The decrease was due to lower rental income received from the leasing of office for Queen Street property in Australia as the tenants were vacated for the upcoming property development of Tower Melbourne.

Fair value gain on the Group's investment properties amounting to \$13.0 million was recognised for FY2013 as compared to \$30.0 million for FY2012.

Group Statement of Financial Position Review

The Group's net debt/equity ratio was 0.97 as at 31 December 2013 as compared to 0.48 as at 31 December 2012. The increase was due to loans drawn down for development projects, investment property and working capital.

The Group's net current assets increased by \$25.4 million to \$621.3 million mainly due to the development costs incurred for development projects in Nine Residences and Junction 9, Fulcrum, Alexandra Central and 100 Pasir Panjang net off increase in current liabilities.

Non-current liabilities increased by \$159.6 million to \$502.0 million as at 31 December 2013 due to the loans drawn down for development projects, investment property and working capital.

Shareholders' equity increased from \$460.5 million as at 31 December 2012 to \$498.8 million as at 31 December 2013. The increase of \$38.3 million resulted from the profit contribution of \$73.4 million for the current year but paired by the payment of dividend of \$25.9 million and a translation loss of \$10.7 million.

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 4Q2013 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

Property Developments

As at 31 December 2013, the Group has 7 wholly-owned development projects namely 100 Pasir Panjang, Nine Residences & Junction 9, Tower Melbourne, Fulcrum, Alexandra Central, My Manhattan and Belvia, and a 40% owned development project known as Belysa. Belysa, My Manhattan, Belvia, Tower Melbourne and Alexandra Central are almost fully sold (above 95%).

We expect to obtain Temporary Occupation Permit (TOP) for Belysa, 100 Pasir Panjang and My Manhattan in 1H2014 and Belvia in 2H2014.

In October 2013, the Group launched its mixed residential and commercial development known as Nine Residences (residential) and Junction 9 (commercial) at Yishun Avenue 9. To date, based on options granted, Nine Residences and Junction 9 achieved sales of 64% and 92% respectively.

Property Investments

The Group has completed the purchase of the office building at Chin Swee Road in September 2013. The existing tenants have 6 months to vacate the premise. The Group plans to occupy part of the office building and lease out the remaining units after addition and alteration works are completed.

Construction

As at 31 December 2013, the Group's outstanding order book for its construction contract stood at \$520.4 million. As quite a number of construction projects will be completed in the end of 2014 and 2015, the Group will continue actively tender for more construction projects.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

Name of Dividend	First & Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	4.0 cents per ordinary share Tax exempt (one-tier tax)

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Yes.

Name of Dividend	First & Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	4.0 cents per ordinary share Tax exempt (one-tier tax)

(c) Date payable

The proposed final dividend, if approved at the Annual General Meeting to be held on 25 April 2014, is expected to be paid on or about 22 May 2014.

(d) Books closure date

Notice is hereby given that the Share Transfer Books and the Register of Members of the Company will be closed on 8 May 2014 for the purpose of determining shareholders' entitlement to the First and Final Dividend to be approved at the Annual General Meeting of the Company to be held on 25 April 2014. Duly completed registrable transfers in respect of the shares in the Company received up to close of business at 5.00 p.m. on 7 May 2014 by the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place. #32-01 Singapore Land Tower, Singapore 048623 will be registered to determine shareholders entitlement to such dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with shares as at 5.00 p.m. on 7 May 2014 will be entitled to such proposed dividend.

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

Not applicable.

- 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 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Business Segments

Year ended	Construction	Property Developments	Property Investments	Hotel Development	Corporate & Others	Eliminations	Total
31 Dec 2013	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue							
External customers	275,529	224,617	2,301	-	20	-	502,467
Intersegment sales	154,790	6,252	433	-	119,517	(280,992)	-
Total revenue	430,319	230,869	2,734	-	119,537	(280,992)	502,467
Interest income	158	1,633	-	-	308	-	2,099
Dividend income	9	-	-	-	152	-	161
Finance costs	-	(2,011)	-	-	-	-	(2,011)
Depreciation and amortisation	(1,693)	(170)	(2)	(1,244)	(422)	-	(3,531)
Share of results of associates	-	29,669	-	-	272	-	29,941
Net fair value gain on investment properties	-	-	13,000	-	-	-	13,000
Other non-cash items:							
Net fair value gain on investment securities	68	-	-	-	-	-	68
Impairment loss on receivables	-	21	-	-	-	-	21
Segment profit	25,480	52,938	14,606	(1,244)	103	(6,537)	85,346
Assets and liabilities							
Investment in associates	-	24,628	-	-	3,742	-	28,370
Additions to non-current assets	2,567	40	118,016	15,526	274	-	136,423
Segment assets	204,604	936,479	188,405	196,435	17,042	(78,005)	1,464,960
Segment liabilities	146,552	622,172	79,684	109,721	13,108	(5,085)	966,152
Year ended 31 Dec 2012							
	Construction	Property Developments	Property Investments	Hotel Development	Corporate & Others	Eliminations	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue							
External customer	245,093	368,572	3,457	-	10	-	617,132
Intersegment sales	123,291	50,425	433	-	46,042	(220,191)	-
Total revenue	368,384	418,997	3,890	-	46,052	(220,191)	617,132
Interest income	126	2,842	-	-	11	-	2,979
Dividend income	6	-	-	-	841	-	847
Finance costs	-	(1,022)	-	-	-	-	(1,022)
Depreciation and amortisation	(1,440)	(238)	(1)	(1,020)	(367)	-	(3,066)
Share of results of associates	-	2,214	-	-	30	-	2,244
Net fair value gain on investment properties	-	-	29,971	-	-	-	29,971
Other non-cash items:							
Net fair value loss on investment securities	13	-	-	-	61	-	74
Impairment loss on trade receivables	-	(209)	-	-	-	-	(209)
Segment profit	43,402	36,675	34,501	(1,020)	738	(5,680)	108,616
Assets and liabilities							
Investment in associates	-	2,180	-	-	2,788	-	4,968
Additions to non-current assets	5,606	332	-	130,475	260	-	136,673
Segment assets	195,248	820,144	47,724	138,883	10,847	(57,270)	1,155,576
Segment liabilities	147,426	451,431	510	93,096	14,145	(11,517)	695,091

14 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year (Cont'd)

Geographical Segments

Year ended	Singapore	Australia	Other countries	Elimination	Total
31 Dec 2013	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue					
External customer	499,680	2,787	-	-	502,467
Inter-segment sales	267,238	764	12,990	(280,992)	-
	<u>766,918</u>	<u>3,551</u>	<u>12,990</u>	<u>(280,992)</u>	<u>502,467</u>
Non-current assets	<u>331,662</u>	<u>105</u>	<u>7,757</u>	<u>(1,594)</u>	<u>337,930</u>

**Year ended
31 Dec 2012**

Revenue					
External customer	397,081	220,051	-	-	617,132
Inter-segment sales	196,869	-	23,322	(220,191)	-
	<u>593,950</u>	<u>220,051</u>	<u>23,322</u>	<u>(220,191)</u>	<u>617,132</u>
Non-current assets	<u>185,039</u>	<u>137</u>	<u>6,729</u>	<u>(1,594)</u>	<u>190,311</u>

Non-current assets information presented above consist of property, plant and equipment, investment properties and intangible assets as presented in the consolidated statement of financial position.

15 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Paragraph 8 and 14.

16 Breakdown of sales

	Group FY 2013	Group FY 2012	Increase/ (Decrease)
	\$'000	\$'000	%
Sales reported for first half year	239,449	131,855	81.6
Operating profit after tax before deducting non-controlling interests reported for first half year	11,497	11,799	(2.6)
Sales reported for second half year	263,018	485,277	(45.8)
Operating profit after tax before deducting non-controlling interests reported for second half year	61,877	69,473	(10.9)

17 Breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	FY 2013 \$	FY 2012 \$
Ordinary	25,933,086	26,465,526
Preference	-	-
Total:	<u>25,933,086</u>	<u>26,465,526</u>

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13). If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Lim Tian Back	65	Brother of Lim Tiam Seng and Lim Tiang Chuan; Uncle of Dawn Lim Sock Kiang, and Uncle-in-law of Chia Lee Meng Raymond.	Project Director Duties include: (i) Project management; and (ii) Handling liabilities during project defect liabilities period Position held since 1993	N/A
Lim Tian Moh	59	Brother of Lim Tiam Seng and Lim Tiang Chuan; Uncle of Dawn Lim Sock Kiang; and Uncle-in-law of Chia Lee Meng Raymond.	Project Director Duties include: (i) Project management; and (ii) In-charge of site general administrative functions Position held since 1999	N/A
Lim Sock Joo	44	Daughter of Lim Tiam Seng; Spouse of Chia Lee Meng Raymond; Niece of Lim Tiang Chuan; and Sister of Dawn Lim Sock Kiang.	Executive Director of CEL Development Pte. Ltd. Position held since 1 July 2013	Appointed on 1 July 2013.
Lim Ling Kwee	43	Son of Lim Tiam Seng; Nephew of Lim Tiang Chuan; Brother of Dawn Lim Sock Kiang; and Brother-in-law of Chia Lee Meng Raymond.	Executive Director of CEL Development Pte. Ltd. Position held since 2 March 1988	N/A
Ha Vu Hoang	35	Spouse of Dawn Lim Sock Kiang; Son-in-law of Lim Tiam Seng; Nephew-in-law of Lim Tiang Chuan; and Brother-in-law of Chia Lee Meng Raymond.	Assistant General Manager (Operations) Position held since 1 February 2013	Promoted from Project Director to Assistant General Manager (Operations) on 1 February 2013.
Sng Boon Siang	35	Nephew of Lim Tiam Seng; Cousin of Dawn Lim Sock Kiang; and Cousin-in-law of Chia Lee Meng Raymond.	Executive Project Manager Position held since 1 July 2013	Promoted from Project Manager to Executive Project Manager on 1 July 2013.
Lin Jun Qiang Shawn	30	Nephew of Lim Tiam Seng and Lim Tiang Chuan; Cousin of Dawn Lim Sock Kiang; and Cousin-in-law of Chia Lee Meng Raymond.	Assistant Manager (Business Development / Marketing) Position held since 1 April 2013	Joined as Assistant Manager (Business Development / Marketing) on 1 April 2013.

BY ORDER OF THE BOARD

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

20 February 2014