

**Full Year Financial Statement and Dividend Announcement for the Year Ended 31 December 2014****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 2014 \$'000	4Q 2013 \$'000		FY 2014 \$'000	FY 2013 \$'000	
Revenue							
- Property developments		289,843	97,173	198.3	765,647	224,617	240.9
- Construction		77,321	75,526	2.4	334,228	275,529	21.3
- Property investments & others		1,450	464	212.5	5,865	2,321	152.7
		<u>368,614</u>	<u>173,163</u>	112.9	<u>1,105,740</u>	<u>502,467</u>	120.1
Cost of sales		(188,071)	(120,996)	55.4	(773,253)	(398,358)	94.1
Gross profit		<u>180,543</u>	<u>52,167</u>	246.1	<u>332,487</u>	<u>104,109</u>	219.4
Other items of income							
Interest income	1	198	261	(24.1)	784	2,099	(62.6)
Other income	2	39,054	13,315	193.3	40,276	15,062	167.4
Other items of expense							
Marketing and distribution	3	(704)	(6,267)	(88.8)	(5,770)	(20,539)	(71.9)
Administrative expenses	4	(25,293)	(19,047)	32.8	(56,755)	(43,315)	31.0
Finance costs	5	(2,032)	(509)	299.2	(4,453)	(2,011)	121.4
Share of results of associates	6	395	645	(38.8)	17,107	29,941	(42.9)
Profit before tax		<u>192,161</u>	<u>40,565</u>	373.7	<u>323,676</u>	<u>85,346</u>	279.3
Income tax expense		(24,577)	(5,931)	314.4	(42,946)	(11,972)	258.7
Profit after tax		<u>167,584</u>	<u>34,634</u>	383.9	<u>280,730</u>	<u>73,374</u>	282.6
Profit attributable to:							
Owners of the company		167,587	34,634	383.9	280,733	73,374	282.6
Non-controlling interests		(3)	-		(3)	-	
		<u>167,584</u>	<u>34,634</u>	383.9	<u>280,730</u>	<u>73,374</u>	282.6

Note:-

NM - Not meaningful.

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

	Group		+ / (-) %	Group		+ / (-) %
	4Q 2014 \$'000	4Q 2013 \$'000		FY 2014 \$'000	FY 2013 \$'000	
Other income						
Dividend income from investment securities	70	-	NM	205	161	27.3
Net gain on disposal of property, plant and equipment	242	1	NM	268	192	39.6
Net gain on disposal of investment securities	-	-	NM	-	115	NM
Net fair value gain on investment securities	-	-	NM	29	68	(57.4)
Net fair value gain on investment properties	37,902	13,000	191.6	37,902	13,000	191.6
Deposits forfeited from buyers	272	165	NM	316	312	1.3
Gain from bargain purchase arising from acquisition of subsidiary	-	-	NM	-	180	NM
Government grants	69	30	130.0	439	573	(23.4)
Others	499	119	319.3	1,117	461	142.3
	<u>39,054</u>	<u>13,315</u>		<u>40,276</u>	<u>15,062</u>	

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

Depreciation of property, plant and equipment	(1,110)	(882)	25.9	(3,856)	(3,491)	10.5
Amortisation of intangible assets	(11)	(11)	-	(41)	(41)	-
Employee benefits expenses	(31,703)	(26,171)	21.1	(88,165)	(71,425)	23.4
Operating lease expenses	(156)	(156)	-	(627)	(619)	1.3
Property, plant and equipment written off	(86)	(3)	NM	(86)	(3)	NM
Net fair value loss on investment securities	-	(25)	NM	-	-	NM
Unrealised foreign exchange loss	(1,240)	(774)	60.2	(2,656)	(2,091)	27.0
(Impairment loss on)/reversal of trade receivables	(385)	(188)	104.8	(385)	21	NM

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

Notes to Group Income Statement

- 1 Interest income related mainly to interest charged for loans to associates and interest earned on current and deposit accounts. Lower interest income in 4Q2014 and FY2014 was due to declining idle funds that earned interest income as the Group deployed the funds to property developments and investments.
- 2 The increase in other income in 4Q2014 and FY2014 was mainly due to net fair value gain on investment properties amounting to \$37.9 million in 4Q2014 as compared to \$13.0 million in the corresponding quarter last year.
- 3 Marketing and distribution expenses in 4Q2014 and FY2014 mainly came from the marketing expenses incurred for a mixed development project known as Nine Residences (residential) and Junction Nine (commercial). Higher marketing and distribution expenses in 3Q2013 and FY2013 was due to marketing expenses incurred for development projects in Singapore (100 Pasir Panjang, Fulcrum, My Manhattan and Nine Residences and Junction Nine) and in Australia (Tower Melbourne).
- 4 The increase in administrative expenses was due to wage increase, unrealised foreign exchange losses and incentives.
- 5 Finance cost was higher for 4Q2014 and FY2014 as a result of more loans drawn down to cater for working capital requirement and property investment.
- 6 The share of profit from associates for FY2014 was due to profit recognised from a joint venture residential development project known as Belysa, which obtained its Temporary Occupation Permit ("TOP") in May 2014.

1(a)(iii) Statement of Comprehensive Income

Note	Group		+/(-) %	Group		+/(-) %
	4Q 2014 \$'000	4Q 2013 \$'000		FY 2014 \$'000	FY 2013 \$'000	
Profit after tax	167,584	34,634	383.9	280,730	73,374	282.6
Other comprehensive income:						
<i>Items that will not be reclassified to profit or loss</i>						
Net surplus on revaluation of freehold land and building	204	2,078	(90.2)	(163)	2,078	(107.8)
Share of gain on property revaluation of associates	-	-		1,190	737	61.5
Income tax relating to components of other comprehensive income	(21)	(428)	(95.1)	333	(428)	(177.8)
	183	1,650		1,360	2,387	
<i>Items that may be reclassified subsequently to profit or loss</i>						
Net gain on fair value changes of available-for-sale financial assets	(221)	41	(639.0)	175	270	(35.2)
Foreign currency translation (loss)/gain	(2,683)	(3,363)	(20.2)	(4,012)	(10,691)	(62.5)
	(2,904)	(3,322)		(3,837)	(10,421)	
Other comprehensive income for the quarter/period, net of tax	(2,721)	(1,672)	62.7	(2,477)	(8,034)	(69.2)
Total comprehensive income for the quarter/period	164,863	32,962	400.2	278,253	65,340	325.9
Total comprehensive income attributable to:						
Owners of the company	164,866	32,962	400.2	278,256	65,340	325.9
Non-controlling interests	(3)	-		(3)	-	
	164,863	32,962	400.2	278,253	65,340	325.9

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 quarter/year was due to the weakening 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

	The Group		Note	The Company	
	31 Dec 2014 \$'000	31 Dec 2013 \$'000		31 Dec 2014 \$'000	31 Dec 2013 \$'000
	(Restated)				
Non-current assets					
Property, plant and equipment	1	213,525	161,919	1,704	954
Investment properties	2	288,983	175,714	-	-
Intangible assets		294	297	269	205
Investment in subsidiaries		-	-	48,302	48,302
Investment in associates	3	13,338	28,370	650	650
Other receivables		10,315	11,191	224,458	124,252
Investment securities		2,359	2,030	2,331	2,018
		528,814	379,521	277,714	176,381
Current assets					
Gross amount due from customers for contract work-in-progress		9,137	11,224	-	-
Development properties	4	963,808	925,555	-	-
Prepayments and deposits		5,075	8,780	2,293	129
Trade and other receivables	5	216,441	129,449	31,642	11,810
Cash and short-term deposits		285,049	284,222	22,970	8,034
		1,479,510	1,359,230	56,905	19,973
Total assets		2,008,324	1,738,751	334,619	196,354
Deduct: Current liabilities					
Loans and borrowings	6	2,400	281,000	-	-
Gross amount due to customers for contract work-in-progress		20,104	28,225	-	-
Provisions		204	1,416	-	-
Trade and other payables	7	110,543	367,778	1,527	136
Other liabilities	8	56,553	31,438	22,032	12,851
Income tax payable	9	54,542	12,875	481	43
		244,346	722,732	24,040	13,030
Net current assets		1,235,164	636,498	32,865	6,943
Deduct: Non-current liabilities					
Loans and borrowings	6	938,416	487,523	150,000	-
Provisions		1,916	1,572	-	-
Trade and other payables	7	79,481	13,595	-	-
Deferred tax liabilities		7,753	14,521	5	5
		1,027,566	517,211	150,005	5
Net assets		736,412	498,808	160,574	183,319
Equity attributable to owners of the Company					
Share capital		79,691	79,691	79,691	79,691
Treasury shares		(27,374)	(12,006)	(27,374)	(12,006)
Retained earnings		697,245	442,193	108,345	115,897
Other reserves		(13,547)	(11,070)	(88)	(263)
		736,015	498,808	160,574	183,319
Non-controlling interests		397	-	-	-
Total equity		736,412	498,808	160,574	183,319

Notes to Statement of Financial Position

Note

The Group

- The increase in property, plant and equipment was due to the construction and other costs incurred for our hotel at Alexandra Road.
- The increase in investment properties was due to acquisition of the office building at 420 St Kilda Road, Melbourne in Australia, cost incurred for the addition and alteration ("A&A") works to CES Centre and also the fair value gain on the investment properties.
- The decrease in investment in associates was mainly due to dividend received from associates.
- The increase in development properties was mainly due to the newly acquired land for development at Fernvale Road in Singapore and also additional development costs incurred for on-going development projects such as Fulcrum and Nine Residences & Junction Nine. The increase was partly offset by the completion of four development projects; namely My Manhattan, 100 Pasir Panjang, Belvia and Alexandra Central.

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 (Cont'd)

- 5 The increase in trade and other receivables for the Group was mainly due to the progress billings receivable for four completed development projects (100 Pasir Panjang, My Manhattan, Belvia and Alexandra Central) following the receipts of TOP of these projects.
- 6 The increase in loans and borrowings was mainly due to issuance of \$150 million notes under the \$500 million Multicurrency Debt Issuance Programme in October 2014. In addition, bank loans were drawn down for working capital, purchase of 420 St Kilda Road, Melbourne and property development project at Fernvale Road. The increase is partly offset by repayment of bank loans of completed and on-going development projects.
- 7 The decrease in trade and other payables was because progressive billings originally recorded as trade payables subsequently recognised as revenue upon TOP for the development projects at 100 Pasir Panjang, My Manhattan, Belvia and Alexandra Central.
- 8 The increase in other liabilities for the Group was mainly due to higher expenses accrued for FY2014.
- 9 The increase in income tax payable was mainly due to tax provision for the four completed development projects, partly offset by payment of tax in the current year.

The Company

- 10 The increase in trade and other receivables was due to advances to subsidiaries for working capital.
- 11 The increase in loans and borrowings was mainly due to issuance of \$150 million notes under the \$500 million Multicurrency Debt Issuance Programme in October 2014.

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 2014 \$'000	As at 31 Dec 2013 \$'000
Amount repayable in one year or less, or on demand		
- Secured	2,400	281,000
- Unsecured	-	-
Amount repayable after one year		
- Secured	788,416	487,523
- Unsecured	150,000	-

Details of any collateral

The Group's borrowings of \$940.8 million are loans taken to finance property development projects and investment properties, the purchase of a leasehold land for hotel and commercial development and for working capital.

The Group's borrowings 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 unsecured borrowings of \$150.0 million relates to the issuance of \$150.0 million Fixed Rate Notes (the "Notes") on 17 October 2014 under Chip Eng Seng Corporation Ltd's \$500.0 million Multicurrency Debt Issuance Programme. The Notes bear interest at the rate of 4.25 per cent. per annum payable semi-annually in arrear and will due on 17 October 2017.

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 2014	4Q 2013	FY 2014	FY 2013
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities				
Operating profit before taxation	192,161	40,565	323,676	85,346
Adjustments for:				
Depreciation and amortisation	1,121	893	3,897	3,532
Interest income	(198)	(261)	(784)	(2,099)
Dividend income from investment securities	(70)	-	(205)	(161)
Interest expense	2,032	509	4,453	2,011
Net gain on disposal of property, plant and equipment	(242)	(1)	(268)	(192)
Foreign currency translation adjustment	(3,503)	(3,234)	(5,621)	(10,296)
Net fair value (gain)/loss on investment securities	-	25	(29)	(68)
Share of results of associates	(395)	(645)	(17,107)	(29,941)
Net fair value gain on investment properties	(37,902)	(13,000)	(37,902)	(13,000)
Net loss/(gain) on disposal of investment securities	-	-	2	(115)
Property, plant and equipment written off	86	3	86	3
Impairment loss on/(reversal of) trade receivables	385	188	385	(21)
Gain from bargain purchase	-	-	-	(180)
Operating profit before reinvestment of working capital	153,475	25,042	270,583	34,819
(Increase)/decrease in development properties	(432,299)	69,560	(38,253)	(105,938)
Decrease/(increase) in trade and other receivables	21,905	14,031	(127,979)	22,662
Decrease/(increase) in prepayments and deposits	133,663	(7,406)	3,705	(7,261)
(Decrease)/increase in gross amount due to customers for contract work-in-progress, net	(13,241)	(11,489)	(6,901)	1,377
Decrease in trade and other payables	(117,725)	(8,595)	(192,966)	(6,858)
Increase/(decrease) in other liabilities	19,123	12,889	25,115	(16,756)
Cash generated (used in)/from operations	(235,099)	94,032	(66,696)	(77,955)
Interest paid	(209)	(371)	(2,836)	(1,724)
Interest received	197	68	3,320	1,335
Income tax paid	(414)	(4,020)	(7,714)	(35,209)
Net cash (used in)/generated from operating activities	(235,525)	89,709	(73,926)	(113,553)
Cash flows from investing activities:				
Purchase of property, plant and equipment	(23,022)	(5,849)	(55,984)	(18,415)
Proceeds from disposal of property, plant and equipment	375	-	403	204
Net cash inflow on acquisition of subsidiary	-	-	-	5,840
Proceeds from disposal of investment securities	68	-	11	566
Dividend income	8,213	1	33,428	6,218
Repayment of advances from/(advances to) associates, net	744	(350)	38,909	(1,088)
Proceeds from liquidation of an associate	-	711	-	711
Additions to intangible assets	13	-	(38)	(59)
Additions to investment properties	(7,085)	(961)	(75,224)	(118,008)
Net cash used in investing activities	(20,694)	(6,448)	(58,495)	(124,031)
Cash flows from financing activities:				
Repayment of loans and borrowings	(132,498)	(24,000)	(460,498)	(69,000)
Proceeds from loans and borrowings	340,938	-	484,395	375,773
Proceeds from issuance of term notes	150,000	-	150,000	-
Dividends paid	-	-	(25,681)	(25,933)
Proceeds from issue of new shares by subsidiary to non-controlling interests	400	-	400	-
Share buyback	(1,480)	(1,084)	(15,368)	(1,084)
Net cash generated from/(used in) financing activities	357,360	(25,084)	133,248	279,756
Net increase in cash and cash equivalents	101,141	58,177	827	42,172
Cash and cash equivalents at beginning of the period/year	183,908	226,045	284,222	242,050
Cash and cash equivalents at end of the period/year	285,049	284,222	285,049	284,222
Cash and cash equivalents comprise:				
Short term deposits	135,631	846	135,631	846
Cash and bank balances	149,418	283,376	149,418	283,376
	285,049	284,222	285,049	284,222

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)/generated from operating activities

Net cash used in operating activities for 4Q2014 as compared to a net cash generated from operating activities for 4Q2013 was primarily due to the development cost incurred for the new development property at Fernvale Road in Singapore.

Lower net cash used in operating activities for FY2014 as compared to FY2013 was due to more cash received from completed development projects, namely My Manhattan, 100 Pasir Panjang, Belvia and Alexandra Central as against to the purchase of land at Yishun Avenue 9 for property development in the FY2013.

Net cash used in investing activities

Higher net cash used in investing activities for 4Q2014 as compared to 4Q2013 was mainly due to purchase of property, plant and equipment and increase in investment property in 4Q2014. This was partly offset by dividend income received from associates.

The decrease in net cash used in investing activities for FY2014 was due to the absence of acquisition of an office building, known as CES Centre. The purchase of property, plant and equipment and additions to investment properties in FY2014 related mainly to construction and other costs incurred for our hotel under construction and addition and alteration works of CES Centre (along Chin Swee Road). This was partly offset by the repayment of advances and dividend income from associates.

Net cash generated from/(used in) financing activities

Net cash generated from financing activities for 4Q2014 as compared to net cash used in financing activities was due to loans drawn down and issuance of term notes for working capital, after offsetting repayment of loans and borrowings for completed development projects and certain on-going projects and payment for share buybacks.

Lower net cash generated from financing activities for FY2014 as compared to FY2013 was due to repayment of loans and borrowings and share buybacks, after offsetting loans drawn down and proceeds from issuance of term notes for working capital.

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										Non-controlling interests	Total equity
	Issued capital	Treasury shares	Treasury shares reserve	Capital reserve	Fair value adjustment reserve	Asset revaluation reserve	Currency translation reserve	Retained earnings	Total reserves			
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 January 2014	79,691	(12,006)	(533)	674	270	2,750	(14,231)	442,193	431,123	-	498,808	
Total comprehensive income for the period	-	-	-	-	396	1,177	(1,329)	113,146	113,390	-	113,390	
Dividends paid	-	-	-	-	-	-	-	(25,681)	(25,681)	-	(25,681)	
Share buyback	-	(13,888)	-	-	-	-	-	-	-	-	(13,888)	
At 30 September 2014	79,691	(25,894)	(533)	674	666	3,927	(15,560)	529,658	518,832	-	572,629	
Total comprehensive income for the period	-	-	-	-	(221)	183	(2,683)	167,587	164,866	(3)	164,863	
Share buyback	-	(1,480)	-	-	-	-	-	-	-	-	(1,480)	
Incorporation of a subsidiary with non-controlling interests	-	-	-	-	-	-	-	-	-	400	400	
At 31 December 2014	79,691	(27,374)	(533)	674	445	4,110	(18,243)	697,245	683,698	397	736,412	

Group	Attributable to owners of the Company										Total equity
	Issued capital	Treasury shares	Treasury shares reserve	Capital reserve	Fair value adjustment reserve	Asset revaluation reserve	Currency translation reserve	Retained earnings	Total reserves		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 January 2013	79,691	(10,922)	(533)	674	(4,038)	363	(3,540)	398,790	391,716	-	460,485
Reclassification	-	-	-	-	4,038	-	-	(4,038)	-	-	-
Total comprehensive income for the period	-	-	-	-	229	737	(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)	674	229	1,100	(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
Share buyback	-	(1,084)	-	-	-	-	-	-	-	-	(1,084)
At 31 December 2013	79,691	(12,006)	(533)	674	270	2,750	(14,231)	442,193	431,123	-	498,808

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 2014	79,691	(12,006)	(533)	270	115,897	183,319
Total comprehensive income for the period	-	-	-	396	1,556	1,952
Dividends paid	-	-	-	-	(25,681)	(25,681)
Share buyback	-	(13,888)	-	-	-	(13,888)
At 30 September 2014	79,691	(25,894)	(533)	666	91,772	145,702
Total comprehensive income for the period	-	-	-	(221)	16,573	16,352
Share buyback	-	(1,480)	-	-	-	(1,480)
At 31 December 2014	79,691	(27,374)	(533)	445	108,345	160,574

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)	-
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
Share buyback	-	(1,084)	-	-	-	(1,084)
At 31 December 2013	79,691	(12,006)	(533)	270	115,897	183,319

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 2014, the Company held 39,646,000 ordinary shares as treasury shares (31 December 2013 : 20,698,000 ordinary shares). The total number of issued shares of the Company excluding treasury shares as at 31 December 2014 and 31 December 2013 were 627,869,161 and 646,817,161 shares respectively.

There are no performance shares being granted under the "Chip Eng Seng Performance Share Plan" for FY2014 and FY2013.

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 39,646,000 (31 December 2013 : 20,698,000) shares as at 31 December 2014 and 31 December 2013 were 627,869,161 and 646,817,161 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 2013, as well as all the applicable Financial Reporting Standards ("FRS") which became effective for the financial year beginning on or after 1 January 2014.

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

Some of the comparatives have been reclassified to better reflect the nature of balances. The effects on the reclassification are as follows:

Group Profit and Loss Account

	4Q 2013 \$'000	4Q 2013 \$'000 (Restated)	Increase/ (decrease)	FY 2013 \$'000	FY 2013 \$'000 (Restated)	Increase/ (decrease)
Cost of sales	(131,854)	(120,996)	10,858	(413,286)	(398,358)	14,928
Administrative expenses	(8,189)	(19,047)	(10,858)	(28,387)	(43,315)	(14,928)

Group Statement of Financial Position

	31 Dec 2013 \$'000	31 Dec 2013 \$'000 (Restated)	Increase/(decrease)
Current assets and liabilities			
Completed properties held for sale	328	-	(328)
Development properties	651,436	925,555	274,119
Provision	2,988	1,416	(1,572)
Trade and other payables	107,582	367,778	260,196
Non-current liabilities			
Provision	-	1,572	1,572
Trade and other payables	-	13,595	13,595

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 2014	4Q 2013	FY 2014	FY 2013
Earnings per ordinary share for the period :-				
(i) Based on weighted average number of ordinary shares in issue (in cents)	26.31	5.34	44.07	11.32
(ii) On a fully diluted basis (in cents)	26.31	5.34	44.07	11.32

Notes:

(i) The computation of basic earnings per share was based on the weighted average of 636,983,304 ordinary shares (31 December 2013 : 648,313,870 ordinary shares).

(ii) The computation of fully diluted basic earnings per share was based on the adjusted weighted average of 636,983,304 ordinary shares (31 December 2013 : 648,313,870 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 2014	31 Dec 2013	31 Dec 2014	31 Dec 2013
Net asset value per ordinary share (in cents) based on issued share capital as at the end of the period reported on	117.22	77.12	25.57	28.34

The computation of net asset value per ordinary share was based on 627,869,161 ordinary shares (excluding Treasury shares of 39,646,000) (31 December 2013 : 646,817,161 ordinary shares excluding Treasury shares of 20,698,000).

- 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**

4Q2014 vs 4Q2013

Overall

The Group's total revenue increased by 112.9% to \$368.6 million in 4Q2014, compared to \$173.2 million in 4Q2013, due to stronger contributions from the Property Developments division.

Corresponding to the higher top-line, gross profit rose 246.1% to \$180.5 million in 4Q2014 compared to \$52.2 million in 4Q2013 due largely to contributions from several higher margin projects.

Along with fair value gains on investment properties, the Group achieved a higher pre-tax profit of \$192.2 million in 4Q2014, against \$40.6 million in 4Q2013.

Property Developments

Revenue increased from \$97.2 million in 4Q2013 to \$289.8 million in 4Q2014, as the retail development project, Alexandra Central, obtained TOP in December 2014. Another factor contributing to the increase is the progressive recognition of revenue from on-going development projects such as Junction Nine & Nine Residences. In 4Q2013, the revenue was mainly derived from the sales of Nine Residences & Junction Nine which were launched in 4Q2013.

Construction

Revenue posted in 4Q2014 remained comparable to the corresponding period the year before. Revenue contribution stemmed from both new and on-going projects with more progress claims from Sembawang N1C10, Jurong West N6C31, Bukit Batok N1C13 & N2C23 and Bukit Panjang N4C15. In addition, precast projects also registered strong growth during the period.

Property Investments & others

Revenue rose 212.5% to \$1.5 million in 4Q2014, against \$0.5 million in 4Q2013 due to rental income from the office building at 420 St Kilda Road in Melbourne, which was acquired in March 2014.

FY2014 vs FY2013

Overall

The Group's total revenue rose by 120.1% to \$1.11 billion in FY2014 from \$502.5 million in FY2013 due to stronger contributions from the Property Development division.

Coupled with improved profitability from certain projects, gross profit and pre-tax profit also increased by 219.4% to \$332.5 million and 279.3% to \$323.7 million respectively during the financial year ended 31 December 2014.

Property Developments

Revenue increased to \$765.6 million in FY2014 compared to \$224.6 million in FY2013 on the back of revenue being recognised from 3 projects (100 Pasir Panjang, Belvia and Alexandra Central), all of which obtained TOP in 2014. In addition, higher revenue derived from an on-going mixed development in Yishun, Nine Residences & Junction Nine, also boosted the Group's top-line. The revenue recognition for the three completed projects was based on a completion of construction method whilst the on-going mixed development in Yishun adopted a percentage of completion method. Back in FY2013, revenue was primarily contributed by the progressive recognition of two on-going projects, namely My Manhattan (TOP in March 2014) and Nine Residences & Junction Nine.

Share of profit from associates in FY2014 was derived mainly from the profit recognition of a residential project, Belysa which obtained TOP in May 2014. In FY2013, share of profit from associates related to profit derived from another joint venture project known as Privé.

Construction

Revenue rose by 21.3% to \$334.2 million in FY2014 compared to \$275.5 million in FY2013. The increase was primarily due to several on-going projects which are at their active stage of construction. In addition, precast projects also posted a strong growth during the year.

Property Investments & Others

Underpinned by rental income from 420 St Kilda Road, Melbourne, revenue from Property Investments Division grew by 152.7% to \$5.9 million in FY2014, compared to \$2.3 million in FY2013.

Group Statement of Financial Position Review

The Group's net current assets increased \$598.7 million to \$1.24 billion, due largely to the recently acquired development sites located at Fernvale Road, though this was partly offset by the completion of certain projects in FY2014.

Non-current liabilities increased by \$510.4 million to \$1.03 billion as at 31 December 2014 due to loans drawn down for the joint venture development project at Fernvale Road in Singapore and proceeds from the issuance of \$150.0 million term notes for working capital.

Shareholders' equity increased from \$498.8 million as at 31 December 2013 to \$736.4 million as at 31 December 2014. The increase of \$237.9 million was the result of the \$280.7 million in profit contribution for the current year which was offset by the dividend payment of \$25.7 million, translation loss of \$4.0 million and the share buyback amounting to \$15.4 million. As a result, the Group's net debt to equity ratio declined from 0.97 as at 31 December 2013 to 0.89 as at 31 December 2014.

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 4Q2014 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

The private residential property market is expected to remain competitive amid an environment dominated by softening prices and weaker demand. A supply glut is also starting to form with a growing number of unsold home units circulating the market, as buyers adopt a wait-and-see attitude. In light of these factors, the Group will continue to exercise prudence in growing its land bank in Singapore in the current year.

In August 2014, the Group, in partnership with two listed developers, acquired two land parcels located along Fernvale Road. Preparation works are currently well underway and the sites are slated for launch later this year.

Riding on news pertaining to the upcoming Thomson-East Coast MRT Line, the Group plans to re-launch residential development, the Fulcrum, in 2H2015. Located along Fort Road, the project is located within a stone's throw from the future Katong Park Station.

In Australia, the Group has launched its Doncaster project in January 2015 and plans to divest its Victoria Street project. With regards to Tower Melbourne, the Group is still handling the proceedings brought about by the owner of the adjoining building. We intend to resume demolition work in 2015.

Property Investments

The alteration and addition of the Group's office building along Chin Swee Road (known as CES Centre) was completed in December 2014. The Group has since relocated to the new premises in February 2015. Meanwhile, the Group is working on leasing out parts of the new building to tenants to generate recurring income for the Group.

With new proceeds raised from the issuance of bonds last year, the Group is better poised to broaden its investment property portfolio by acquiring buildings and sites with good rental yields and potential capital appreciation.

Construction

Tenders for public housing projects is expected to remain intense following the announcement by the Ministry of National Development that the number of flats under the Build-to-Order (BTO) programme that will be launched next year will be 25% lower - from the current 22,400 units to 16,000 units.

Nonetheless, the Group's strong track record in the field of Singapore's public housing is expected to place it in good stead in the years to come. For the fiscal year ended 31 December 2014, the Group turned in a robust order book of \$622.2 million.

Hospitality

The construction of the Group's first hotel along Alexandra Road (to be known as Park Hotel Alexandra) is progressing well and is slated for completion in mid-2015. The key management team has been formed and we are now on the recruitment drive to fill the managerial and operational positions. Targeted at both business and leisure travellers, revenue from this 4-star hotel will form a base of recurring income for the Group.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?
Yes.

Name of Dividend	First & Final	Special Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	4.0 cents per ordinary share Tax exempt (one-tier tax)	2.0 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)

11 Dividend (Cont'd)**(c) Date payable**

The proposed final dividend, if approved at the Annual General Meeting to be held on 23 April 2015, is expected to be paid on or about 20 May 2015.

(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 6 May 2015 for the purpose of determining shareholders' entitlement to the First & Final and Special Dividend to be approved at the Annual General Meeting of the Company to be held on 23 April 2015. Duly completed registrable transfers in respect of the shares in the Company received up to close of business at 5.00 p.m. on 5 May 2015 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 5 May 2015 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**

	Construction	Property Developments	Property Investments	Hospitality	Corporate & Others	Eliminations	Total
Year ended 31 December 2014	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Segment revenue							
External customers	334,228	765,647	5,852	-	13	-	1,105,740
Intersegment sales	125,044	1,278	567	-	27,954	(154,843)	-
Total revenue	459,272	766,925	6,419	-	27,967	(154,843)	1,105,740
Interest income	298	419	26	-	41	-	784
Dividend income	-	-	-	-	205	-	205
Finance costs	(3)	(1,952)	(1,171)	-	(1,327)	-	(4,453)
Depreciation and amortisation	(1,919)	(211)	(3)	(1,265)	(499)	-	(3,897)
Share of results of associates	-	17,028	-	-	79	-	17,107
Net fair value gain on investment properties	-	-	37,902	-	-	-	37,902
Other non-cash items:							
Net fair value gain on investment securities	29	-	-	-	-	-	29
Impairment loss on receivables	-	(385)	-	-	-	-	(385)
Segment profit	36,581	248,289	40,696	(1,584)	948	(1,254)	323,676
Assets and liabilities							
Investment in associates	-	8,328	-	-	5,010	-	13,338
Additions to non-current assets	6,699	303	75,276	47,566	1,402	-	131,246
Segment assets	164,931	1,345,913	296,238	192,511	34,602	(25,871)	2,008,324
Segment liabilities	127,467	751,075	113,752	115,309	174,044	(9,735)	1,271,912

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)

Business Segments

Year ended 31 December 2013 (restated)	Construction	Property	Property	Hospitality	Corporate	Eliminations	Total
	\$'000	Developments	Investments	\$'000	& Others		
Segment revenue							
External customer	275,529	224,617	2,301	-	20	-	502,467
Intersegment sales	154,790	252	433	-	18,012	(173,487)	-
Total revenue	<u>430,319</u>	<u>224,869</u>	<u>2,734</u>	<u>-</u>	<u>18,032</u>	<u>(173,487)</u>	<u>502,467</u>
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)	(423)	-	(3,532)
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 loss on investment securities	68	-	-	-	-	-	68
Impairment loss on trade receivables	-	21	-	-	-	-	21
Segment profit	<u>25,480</u>	<u>52,938</u>	<u>14,606</u>	<u>(1,244)</u>	<u>103</u>	<u>(6,537)</u>	<u>85,346</u>
Assets and liabilities							
Investment in associates	-	24,628	-	-	3,742	-	28,370
Additions to non-current assets	2,626	40	118,016	15,526	274	-	136,482
Segment assets	<u>204,604</u>	<u>1,246,711</u>	<u>188,405</u>	<u>159,994</u>	<u>17,042</u>	<u>(78,005)</u>	<u>1,738,751</u>
Segment liabilities	<u>146,552</u>	<u>895,963</u>	<u>79,684</u>	<u>109,721</u>	<u>13,108</u>	<u>(5,085)</u>	<u>1,239,943</u>

Geographical Segments

Year ended 31 December 2014	Singapore	Australia	Malaysia	Total
	\$'000	\$'000	\$'000	\$'000
Revenue	<u>1,079,933</u>	<u>5,633</u>	<u>20,174</u>	<u>1,105,740</u>
Non-current assets	<u>445,385</u>	<u>49,817</u>	<u>7,600</u>	<u>502,802</u>
Year ended 31 December 2013				
Revenue	<u>485,927</u>	<u>3,551</u>	<u>12,989</u>	<u>502,467</u>
Non-current assets	<u>330,068</u>	<u>105</u>	<u>7,757</u>	<u>337,930</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 Group's revenue and operating profit after tax for first half year and second half year

	Group		Increase/ (Decrease) %
	FY 2014 \$'000	FY 2013 \$'000	
Revenue			
- first half	321,433	239,449	34.2
- second half	784,307	263,018	198.2
Full year	<u>1,105,740</u>	<u>502,467</u>	
Operating profit after tax before deducting non-controlling interest			
- first half	40,231	11,497	249.9
- second half	240,499	61,877	288.7
Full year	<u>280,730</u>	<u>73,374</u>	

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

	FY 2014 \$	FY 2013 \$
Ordinary	25,681,367	25,933,086
Preference	-	-
Total:	25,681,367	25,933,086

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
Chia Lee Meng, Raymond	48	Son-in-law of Lim Tiam Seng; Nephew-in-law of Lim Tiang Chuan; and Brother-in-law of Dawn Lim Sock Kiang.	Advisor Duties include: To assist in the transition of his duties to Mr Hoon Tai Meng, the Executive Director of the Company. Position held since 1 January 2015.	Ceased as Executive Deputy Chairman and Group Chief Executive Officer on 31 December 2014 and became Advisor for the period from 1 January 2015 to 31 March 2015.
Lim Tian Back	66	Brother of Lim Tiam Seng and Lim Tiang Chuan; and Uncle of Dawn Lim Sock Kiang.	Project Director Duties include: (i) Project management; and (ii) Monitoring defects and feedback during project defect liabilities period Position held since 1993	N/A
Lim Tian Moh	60	Brother of Lim Tiam Seng and Lim Tiang Chuan; and Uncle of Dawn Lim Sock Kiang.	Project Director Duties include: (i) Overseeing Precast operation and coordinating construction site operation Position held since 1999	N/A
Lim Sock Joo	45	Daughter of Lim Tiam Seng; Niece of Lim Tiang Chuan; and Sister of Dawn Lim Sock Kiang.	Executive Director of CEL Development Pte. Ltd. Duties include: (i) Matters relating to business, management and operation of CEL Development Pte Ltd and its subsidiaries, including business development and hospitality sector Position held since 1 July 2013	N/A
Lim Ling Kwee	44	Son of Lim Tiam Seng; Nephew of Lim Tiang Chuan; and Brother of Dawn Lim Sock Kiang.	Executive Director of CEL Development Pte. Ltd. Duties include: (i) Project management Position held since 2 March 1988	N/A
Ha Vu Hoang	36	Spouse of Dawn Lim Sock Kiang; Son-in-law of Lim Tiam Seng; and Nephew-in-law of Lim Tiang Chuan.	Assistant General Manager (Operations) Duties include: (i) Liaising with Architects & Consultants on building design & ID work; and (ii) Quality Control Position held since 1 February 2013	N/A
Sng Boon Siang	36	Nephew of Lim Tiam Seng and Lim Tiang Chuan; and Cousin of Dawn Lim Sock Kiang.	Executive Project Manager Duties include: (i) Site project management Position held since 1 July 2013	N/A
Lin Jun Qiang Shawn	31	Nephew of Lim Tiam Seng and Lim Tiang Chuan; and Cousin of Dawn Lim Sock Kiang.	Assistant Manager (Business Development / Marketing) Duties include: (i) Matters relating to business development and marketing Position held since 1 April 2013	N/A

BY ORDER OF THE BOARD

Hoon Tai Meng
Executive Director

24 February 2015