

Corporate Profile

Chip Eng Seng Corporation Ltd ("CES") is one of Singapore's leading construction and property groups. The Group was listed on the main board of the Singapore Exchange Securities Trading Limited ("SGX-ST") in 1999. Its core businesses are Construction, Property Development and Investments.

CES was founded by Mr Lim Tiam Seng in the 1960s, as a building subcontractor for conventional landed properties. In 1982, the company successfully ventured into the public housing market when it won its first Housing and Development Board ("HDB") project as a main contractor. Over the years, the Group's design-and-build capabilities have established CES as a leading main contractor for public and private construction projects. In the 1990s, CES expanded into property investment and the development of residential, commercial and industrial properties.

The Group's construction business is undertaken by Chip Eng Seng Contractors (1988) Pte Ltd ("CESC") and CES Engineering & Construction Pte Ltd ("CESE") while CEL Development Pte Ltd ("CEL") is its property investment and development division.

Construction

CESC is registered with the Building and Construction Authority of Singapore ("BCA") under the A1 classification for both general building and civil engineering; this allows the Group to tender for public sector

projects of unlimited value. It has completed a wide range of public and private construction projects, which include HDB projects, residential and commercial properties, institutional buildings, industrial buildings, columbarium and shop houses. Precast activities are handled by CES-Precast Pte Ltd ("CESP") which is registered with BCA under the L6 classification for precast concrete works, allowing CESP to tender for public sector projects of unlimited value.

CESC has a strong track record in building public housing in Singapore. In 2005, CESC was accorded the Housing & Development Board's ("HDB") "Quality Award 2005". In 2010, CESC was awarded the HDB Construction Award for its Sembawang Green project and the HDB Construction Award (Special Achievement) for The Pinnacle@Duxton. The Pinnacle@Duxton is a highly prestigious and iconic project as it is HDB's first 50-storey integrated housing development with special features such as sky bridges and sky gardens. These awards are strong testaments to our Group's commitment to engineering innovations and delivery of the highest quality homes to our customers.

Property Development & Investments

Since 2000, CEL has developed and invested in properties in Singapore, Australia and Vietnam. It has successfully developed and marketed several residential property projects in partnership with reputable foreign funds such as Lehman

Brothers Real Estate Partner II and Citadel Equity Fund Ltd, as well as with local developers such as NTUC ChoiceHomes Co-operative Ltd and Keppel Land Limited. CEL's current development property portfolio caters to the mass and mid to high-end markets.

The Group's current investment properties comprise shophouses, commercial and industrial properties.

Corporate Transparency Award

CES is committed to the highest standards of corporate governance and transparency. In 2011, CES was conferred the Most Transparent Company Award (Runner-up) for the Construction Category by the Securities Investors Association (Singapore). This is also the seventh time that CES has either emerged as a winner or runner-up for this award since 2004.

Chairman's Message



Dear Shareholders,

2011 was a good year for the Group; it sold more than 1300 residential units of its projects, which included units in Privé, Belysa, My Manhattan, Oasis@Elias and Belvia in Singapore and 33M in Australia. The Construction division performed well and was awarded several contracts and the Group also expanded its investment property portfolio.

The Group reported revenue of \$360.0 million and net profit of \$123.7 million for the financial year ended 31 December 2011. With the adoption of the new accounting standard INT FRS 115, the corresponding revenue and net profit for 2010 have been restated to be \$477.0 million and \$174.3 million respectively. Taking the two years together, Chip Eng Seng reported combined net profits of \$298.0 million for 2010 and 2011. And this had driven our shareholders' equity up 2.5 times over the period; net assets value per share had also risen from a restated 25 cents as at end of 2009 to 63 cents currently.

The Group's financial position is strong. As of 31 December 2011, the Group has \$155.8 million in cash and cash equivalents, up from \$133.6 million previously. This was primarily attributed to dividend income from its completed joint-venture development projects, namely The Parc Condominium, CityVista Residences and Grange Infinite.

I am pleased to announce that the Board has proposed a first and final dividend of 4 cents per share (tax-exempt one-tier), same as that of

2010. I am also proud to note that Chip Eng Seng has been paying dividends annually since its listing in 1999.

Construction

New projects awarded during the year were HDB projects in Hougang as well as our joint venture executive condominium project, Belysa. In January 2012, the Group was awarded a \$125.0 million HDB project in Yishun, bringing the Group's outstanding order book to \$470.0 million.

The Group will continue to actively tender for HDB construction projects as HDB ramps up its building programme. The Group has also expanded its precast operations; its 12-acres Senai plant is fully operational and well-positioned to tap the increasing demand for precast components in HDB projects and from other contactors seeking to enhance on-site productivity.

Property Development

Property projects launched in 2011 included its wholly-owned condominium project, My Manhattan at Simei Street 3, a joint venture executive condominium project, Belysa at Pasir Ris and Belvia, the Group's first DBSS project in Bedok Reservoir Crescent.

As at 31 December 2011, My Manhattan was 43.0% sold, while our 40.0%-owned executive condominium projects, Privé and Belysa were 99.4% and 99.0% sold respectively. Belvia is approximately 65.0% sold to date, based on options granted. Our Australian condominium development, 33M in Melbourne was 99.2% sold.

Chairman's Message

Taking the two years together, Chip Eng Seng reported combined net profits of \$298 million for 2010 and 2011.

Property Investments

As part of a strategic move to diversify and broaden its earnings base, the Group increased its investment property portfolio. In December 2011, the Group was awarded a 7,946.2 square metres land parcel at Jalan Bukit Merah/ Alexandra Road by Urban Redevelopment Authority ("URA") for hotel and retail development. In September 2011, it acquired a commercial building at 150 Queen Street, Melbourne, Australia. The building has a site area of 913 square metres and provides opportunity for significant upgrading, or for potential redevelopment as a residential project.

Awards

In 2011, Chip Eng Seng received the runner-up award in the "Most Transparent Company Award 2011" within the Construction category at the SIAS Investors' Choice Awards. The Group is honored that this is the seventh time that Chip Eng Seng has received recognition for good disclosure and corporate governance practices. Chip Eng Seng has always placed the highest importance on ensuring that accurate and clear information is being communicated to investors in a timely manner for this underpins investor trust and confidence in the Group.

Outlook and Strategy

All our development projects are almost fully sold except for My Manhattan and Belvia. In 2012, the Group plans to launch a 128-unit mid-to-high end condominium development, Fulcrum at Fort Road.

In December 2011, the government introduced its fifth set of measures to cool investment demand, by raising stamp duties for residential property purchases by foreign buyers and for subsequent home purchases by PRs and Singaporeans. On the supply side, the government is also boosting the supply of land for private homes in the first half of 2012 as part of its land sales programme.

Under such challenging conditions, we will be looking at ways to deliver sustainable and better returns to shareholders. We are now seeking to leverage on our extensive experience to diversify further into the regional hospitality industry.

Our first foray will be the building and management of a business hotel in the Alexandra area. Currently, the supply of hotel rooms in Singapore is lagging the strong demand from the robust growth in tourist arrivals. We intend to develop the plot of land into 3-and-a-half to 4-star hotel that offers a convenient and value-for money alternative for business travellers, especially those visiting nearby business hubs such as One-North, as well as for other regional visitors. The development will have more than 450 rooms and a retail component. We will explore possible tie-ups with hotel management companies to operate the hotel.

With the adoption of the new accounting standard INT FRS 115, the Group's financial performance for future financial years is expected to be more volatile. Revenue and related expenses from overseas sales



of development units and Singapore residential units sold under the DBSS ("Design, Build and Sell Scheme"), EC ("Executive Condominium") and Deferred Payment Scheme ("DPS") will only be recognised when the development units are delivered to the purchasers.

However, barring unforeseen circumstances, the Group expects to remain profitable in 2012.

Appreciation

An organisation can only succeed with the full support of its various stakeholders, both internal and external. I am very grateful for the continuing trust and support that Chip Eng Seng has received from our shareholders, contractors, architects, material suppliers, bankers and various professionals, as well as our strategic partners. I am also deeply appreciative of the diligence and commitment of our management and staff.

It has been an eventful year and many strategic decisions had to be taken to ensure that Chip Eng Seng continues to deliver sustainable growth and value to our shareholders. I am very thankful to my fellow directors for their time and contributions to the Board; their counsel and support on these decisions have been invaluable.

LIM TIANG SENG PBM
Executive Chairman
31 March 2012

主席致词



各位股东

2011 年对我们集团是一个丰收之年。我们销售了 1300 多套项目住宅，其中包括了新加坡 Privé、Belysa、My Manhattan、绿景苑 (Oasis@Elias) 和百丽湾 (Belvia) 的发展项目以及澳大利亚的 33M 公寓。建筑部业绩表现良好，成功签订了多个合同，集团也扩大了投资物业组合。

截至 2011 年 12 月 31 日的财政年度中，集团报告收入 3 亿 6000 万元，净利润 1 亿 2370 万元。采纳新会计准则 INT FRS 115 后，2010 年的相应收入和净利润已分别调整为 4 亿 7700 万元和 1 亿 7430 万元。合计 2010 年和 2011 年，集团利润报 2 亿 9800 万元，这也使我们的股东股权在这段时期内增加了 2.5 倍。每股净资产值也从 2009 年底的 25 分（调整后）上涨到现在的每股 63 分。

集团的财务状况是强大的。截至 2011 年 12 月 31 日，集团持有的现金和现金等价物达 1 亿 5580 万元，超越了去年的 1 亿 3360 万元现金持有量；这主要是因集团从已完成的合资开发项目，如：柏景苑 (The Parc)、景晶苑 (CityVista Residences) 和格兰芝公寓 (Grange Infinite) 获得的股息收入。

我很荣幸地宣布，董事会提议的期初和期末股息为每股 4 分（免税股息），与 2010 年相同。我也在此很骄傲地指出，集永成自 1999 年上市以来，每年都定期支付股息。

建筑部

年内所授予的项目包括建屋局位于后港的组屋项目，以及我们的合资执行共管项目 Belysa。2012 年 1 月，集团也被授予一个 1 亿 2500 万元位于义顺的建屋局项目。集团的未结订单达到 4 亿 7000 万元。

随着建屋局扩大建筑计划，集团将继续积极投标开展建屋局建设项目。集团还扩大了预制品经营范围；集团在柔佛士乃占地 12 英亩的工厂已全面运营，足以满足建屋局项目中对预制构件日益增加的需求，也能帮助其他承包商提高现场生产能力。

房地产开发

2011 年所推出的房地产发展项目包括集团独资拥有、位于 Simei Street 3 的共管式公寓 My Manhattan 和位于 Pasir Ris 的合资执行共管公寓项目 Belysa。除此之外，还有位于 Bedok Reservoir Crescent 的百丽湾，这也是集团在建屋局的设计、建造和销售计划下所发展的首个项目。

截至 2011 年 12 月 31 日，My Manhattan 公寓已经售出 43.0%，与此同时，集团所拥有 40.0% 股份的执行共管项目 Privé 和 Belysa 亦分别售出 99.4% 和 99.0%。迄今为止，百丽湾项目已经按照授予的期权售出大约 65.0%。我们在澳大利亚墨尔本的共管公寓开发项目 33M 公寓也售出 99.2%。

主席致词

房地产投资

集团增加了投资物业组合，作为丰富和开拓盈利方式的战略。2011年12月，集团成功标下了位于 Jalan Bukit Merah/ Alexandra Road 的 7,946.2 m² 的土地，用于建设酒店及零售设施。2011年9月，集团收购了澳大利亚墨尔本皇后街 150 号的一幢商业大厦。该大厦土地面积 913 m²，可将大厦进行大规模提升，或重新开发为住宅项目。

奖项

2011年，集永成荣获新加坡证券投资者协会颁发建筑行业组“最透明公司奖”亚军。这是集永成集团第七次因公司良好的企业透明度与公司治理方面的优异表现而获得此项认可。集永成集团始终把保证向投资者及时传递准确、清晰的信息作为工作的重中之重，这样才能巩固投资者对集团的信任和信心。

前景与战略

除 My Manhattan 和百丽湾以外，我们所有的开发项目几乎都已售罄。2012年，集团计划在炮台路 (Fort Road) 开发一个 128 单位的中端至高端共管公寓项目。

2011年12月，政府推出了第五轮的房地产降温措施，提高了外国买家所需缴付的买方印花税，以及对购更多住宅的永久居民和新加坡公民施行额外的买方印花税。在土地供应方面，政府也将在2012年的上半年，在政府土地出售计划下提高私人住宅土地的供应。

在这些艰难的条件下，我们仍将为股东寻找各种能实现更好地、可持续性地回报的方法。我们正在努力利用我们丰富的经验，进一步拓展区域酒店行业。

集团首个进军商务酒店的建设和管理的项目位于新加坡亚历山大地区。目前，新加坡的酒店客房供应相对滞后，不能满足入境旅游强劲增长的需求。我们打算将其建成一栋 3.5 星到 4 星级酒店，为出差商务人士（尤其是访问附近的 One-North 等商业中心的商务人士）及到其他地区旅行的旅客提供舒适、物有所值的选择。项目将包括 450 多间客房和一个零售区域。我们将寻求与酒店管理公司合作经营这家酒店。

采纳新会计准则 INT FRS 115 后，集团未来财年的财政绩效将较为不确定。海外销售的开发单位，设计、建设和销售计划下销售的建屋局组屋，执行共管公寓，和延期付款计划销售的新加坡住宅单位的收入和相关支出，只有在开发单位交付给买家以后才被认可。

但是，在不考虑不可预见条件的情况下，集团仍有望在 2012 年保持盈利。

感言

没有各方大力的支持，任何机构的成就都是不可能实现的。我衷心感谢我们的股东们、承包商、建筑师、供应商、银行家、专家和战略伙伴对集永成坚定不移的支持和信任。我也要感

谢集团的管理团队和员工们付出的辛劳和对集团的忠诚。

这是多姿多彩的一年，我们必须采取许多战略决策以保证集永成继续为股东带来可持续的成长和价值。我非常感谢各位董事为董事会付出的时间和作出的贡献，董事们对这些决策的提议和支持对于集团的发展功不可没。



林镇成 PBM

执行主席

2012年3月31日

Financial Review



Revenue and Profitability

With effect from 1 January 2011, the Group adopted the new accounting standard INT FRS 115 under which revenue and related expenses from overseas sales of development units and Singapore residential units sold under the DBSS ("Design, Build and Sell Scheme"), EC ("Executive Condominium") and DPS ("Deferred Payment Scheme") will only be recognised when the development units are delivered to the purchasers. FY2010 financial statements have therefore been re-stated to reflect the adoption of the new standard.

The Group achieved total revenue of \$360.0 million for FY2011 compared to \$477.0 million in FY2010, a decrease of 24.5%.

Revenue from our Construction Division decreased by 32.5% to S\$205.9 million in FY2011 compared to \$305.2 million in FY2010 due to the completion of several projects in the previous and current year, namely The Parc condominium and CityVista Residences were completed in 3Q2010, Grange Infinite and Sengkang N4C3 in 1Q2011, Queentown RC25 in 4Q2011 and the near completion of Punggol West C25 in 4Q2011. However, the decrease was partially compensated by the revenue contribution from on-going projects such as Hougang N9C12, Hougang N4C17, Privé and Belysa.

Revenue from our Property Division also contributed to the lower Group revenue for FY2011. It decreased by 10.4% to \$152.0 million in FY2011 compared to \$169.7 million in

Financial Review

FY2010 due to lesser progressive revenue recognition from a 100%-sold development project, Oasis@Elias, which obtained TOP in 3Q2011. However, the decrease was partially compensated by the revenue recognized from the sales of units in My Manhattan, which was launched in 1Q2011.

Gross profit increased 138.4% to \$139.7 million in FY2011 compared to \$58.6 million in FY2010 due to the progressive recognition of profit from the sales of two wholly-owned development projects, Oasis@Elias and My Manhattan as well as cost savings from construction projects. The Group was able to achieve substantial cost savings from a number of completed or substantially completed construction projects as a result of value added engineering and enhanced project management.

Group pre-tax profit decreased 19.8% to \$141.9 million for FY2011 compared to \$177.1 million for FY2010. The decrease was due to the adoption of INT FRS 115 which had resulted in a higher re-stated profit for FY2010.

Operating Expenses

Overall operating expenses declined by \$1.3 million to \$31.8 million in FY2011 mainly due to lower commission expenses incurred for local projects, compared to the higher commission rate charged by the marketing agent for our Australian project 33M in FY2010. The lower finance cost due to the repayment of bank loan also contributed to the decrease in overall operating expenses.

Share of Associates

Share of results of associates decreased by 83.4% to \$23.8 million in FY2011 compared to \$143.6 million due to the adoption of INT FRS 115. Higher share of results for FY2010 was mainly derived from the share of profit in The Parc Condominium and CityVista Residence. Both projects obtained TOP in 3Q2010. The lower share of results for FY2011 was mainly derived from Grange Infinite which obtained TOP in 1Q2011.

Balance Sheet Review

Assets

The Group's total assets increased from \$842.9 million to \$990.5 million, mainly due to the increases in investment properties, development properties and cash & cash equivalents.

Investment Properties

Investment properties increased from \$96.5 million to \$139.4 million due to the acquisition of an investment property in Melbourne, Australia.

Investment in Associates

Investment in associates declined from \$110.0 million to \$12.8 million. The decrease was mainly due to dividends received from its associates as a result of the completion of several joint venture development projects in the current and previous years.

Gross Amount Due to Customers for Contract Work-In-Progress

The net decrease in gross amount due to customers for contract work-in-progress was due to the completion of several projects in the previous and current year.



Development Properties

Development Properties rose from \$318.8 million to \$458.4 million, due to the land acquisitions in Singapore, namely Fort Road and Bedok Reservoir Crescent and also in Perth, Australia for property development projects.

Trade and Other Receivables

Group trade and other receivables increased from \$84.3 million to \$136.0 million due to the accrual for receivables for amount due from buyers of our 100%-sold project, Oasis@Elias which obtained TOP in 3Q2011.

Cash and Cash Equivalents

As a result of the Group's strong financial performance, the completion of Oasis@Elias and dividend income from associates, cash position strengthened from \$133.6 million to \$155.8 million.

Borrowings

The Group's total borrowings increased from \$284.9 million to \$409.5 million. The increase was mainly due to financing obtained for the Group's land acquisition activities in Singapore and Australia as well as for its investment property in Singapore. Consequently, the Group's net gearing rose from 0.47 to 0.61.

Shareholders' Equity

Shareholders' Equity continued to expand from \$320.3 million to \$416.9 million as a result of the group's overall performance in FY2011. Net asset value per share rose from 48.6 cents to 63.0 cents.

Operations Review



Construction

Construction revenue decreased by 32.5% to \$205.9 million for FY2011, mainly due to the absence of contributions from The Parc Condominium and CityVista Residences as these projects were completed in 3Q2010. Lower contributions from Grange Infinite and Sengkang N4C3, which were completed in 1Q2011 and Queenstown RC25 and Punggol West C25, which were completed or near completion in 4Q2011 also contributed to the decrease.

Revenue contribution from on-going projects such as Hougang N9C12, Hougang N4C17, Privé and Belysa also contributed to the revenue for the current year.

Construction contracts secured in 2011 included the \$74.0 million contract for Belysa, and the \$113.0 million contract for the construction of five blocks of residential units at Hougang N4C17. In January 2012, the Construction division was also awarded a \$125.0 million

Operations Review

building contracts by the HDB for the construction of eight blocks of residential units in Yishun N5C2. This brings total net order book to \$470.0 million.

In line with the Singapore's government push for greater productivity in the construction sector, the Group further expanded its precast operations. Following the success of its first yard in Tampines which was started in 2002, the Group started building its second precast yard in 2010 on a 12-acre plot of land at Senai, Johor Bahru. The yard has since been completed and is currently fully operational. It supplies precast components to the Group's internal projects as well as external customers who include main contractors for HDB projects. Last year, its Precast Division was awarded several external new contracts amounting to \$33.7 million.

Property Development

Property Development revenue decreased by 10.4% to \$152.0 million for FY2011 compared to \$169.7 million for FY2010. The lower revenue was due to the lesser progressive recognition of revenue from a 100%-sold development project, Oasis@Elias as it had obtained TOP in 3Q2011. The decrease was partially compensated by the revenue recognition of sales of units in My Manhattan, launched in 1Q2011.

In 2011, the Group achieved TOP for Grange Infinite and Oasis@Elias. During the year, it also launched My Manhattan (301-unit private condominium project in Simei Street 3), Belysa (315-unit executive



condominium project in Pasir Ris, and Belvia (the Group's first 488-unit DBSS project in Bedok Reservoir Road).

The Group sold more than 1300 residential units in 2011. As at 31 December 2011, My Manhattan was 43.0% sold while Belysa was 99.0% sold respectively. Belvia is approximately 65.0% sold to date, based on options granted. Privé, its other joint venture 680-unit executive condominium in Punggol Field, and its Australian residential development, 33M in Melbourne were 99.4% and 99.2% sold respectively.

33M is targeted to be completed in late 2012, Privé and Belysa in 2013 and Belvia in 2014.

Property Investments

Property Investments revenue remained steady at \$1.9 million in 2011, mainly derived from rental income from the Group's investment properties. In 2011, the Group successfully tendered for a 7,946.2 sqm land parcel at Alexandra Road by the Urban Redevelopment

Authority ("URA") where it plans to develop into a 450-room hotel with a retail component. It also acquired a commercial building at 150 Queen Street, Melbourne, Victoria. The building has a site area of 913 sqm and provides opportunity for significant upgrading, or for potential redevelopment as a residential project.



Projects & Investments Portfolio

Construction

Completed Projects in 2011

	Description	Owner
Grange Infinite Condominium at Grange Road	68-unit condominium in a block of 36-storeys apartment with carpark, swimming pool and other communal facilities	Grange Properties Pte Ltd (a 25:75 joint venture company between CEL Development Pte Ltd and Asdew Acquisitions Pte Ltd)
Oasis@Elias	388 residential units with full condominium facilities	CES Land Pte Ltd
Building works at Sengkang Neighbourhood 4 Contract 3	Building works of 698 dwelling units	HDB
Queenstown Re-development Contract 25	Re-development building works of 1,394 dwelling units	HDB

Major On-Going Projects

	Description	Owner
Design & Build of Public Housing at Punggol West Contract 25	Design and Build of 729 dwelling units in Punggol West	HDB
Building works at Hougang Neighbourhood 9 Contract 12	Building works of 699 dwelling units	HDB
Building works at Hougang Neighbourhood 4 Contract 17	Building works of 792 dwelling units	HDB
Privé at Punggol	680 executive condominium units with condominium facilities	Punggol Field EC Pte Ltd (a 40:60 joint venture between CEL Development Pte Ltd and Choicehomes Investments Pte Ltd)
Belysa at Pasir Ris	315 executive condominium units with condominium facilities	Pasir Ris EC Pte Ltd (a 40:60 joint venture between CEL Development Pte Ltd and Choicehomes Investments Pte Ltd)
My Manhattan at Simei	301 residential units with full condominium facilities	CEL-Simei Pte Ltd
Belvia at Bedok Reservoir Crescent	Building works for 488 dwelling units under the design, build & sell scheme	CEL-Bedok Pte Ltd

Projects & Investments Portfolio

Property Development

Completed Development in 2011

	Location	Description	No. of Units	Tenure	TOP	% of Equity Held
Grange Infinite	No. 27 Grange Road Singapore	Condominium	68	Freehold	Feb 2011	25%
Oasis@Elias	Elias Road, Singapore	Condominium	388	99 years	Sept 2011	100%

Current Development

	Location	Description	No. of Units	Tenure	Expected TOP	% of Equity Held
33M	MacKenzie Street, Melbourne, Australia	Condominium	388	Freehold	2012	100%
Privé	Punggol Field Road, Singapore	Executive Condominium	680	99 years	2013	40%
My Manhattan	5, 27, 29, 31, 33, 35 Simei Street 3, Singapore	Condominium	301	99 years	2014	100%
Belysa	Pasir Ris E3, Singapore	Executive Condominium	315	99 years	2013	40%
Belvia	Bedok Reservoir Crescent, Singapore	Design, Build & Sell Scheme	488	99 years	2014	100%

Proposed Development

	Location	Description	No. of Units	Tenure	Expected TOP	% of Equity Held
Development in Perth, Western Australia	West Coast Highway, Perth, Australia	Mixed Development	239	Freehold	Not launched yet	75%
Fulcrum	No. 29 to 59 (odd numbers only) Fort Road, Singapore	Condominium	128	Freehold	Not launched yet	100%

Projects & Investments Portfolio

Current Investment Properties

Description	Location	Tenure	Existing Use
2 Adjoining Units of 2-Storey Pre-War Shophouses with an Attic	6, 6A, 6B Perak Road, Singapore	99 years	Shops and Offices
2 Adjoining Units of 3-Storey Shophouses	86, 86A, 86B Tanjong Pagar Road, Singapore	99 years	Shops and Offices
A Part 2 / Part 4-Storey Commercial Building Comprising An Eating House and Lock-Up Shop on the 1st Storey and Offices on the Upper Storey	161 Geylang Road, Singapore	99 years	Shops and Offices
Retained Units in a 6-Storey Light Industrial Building with a Basement Carpark	69 Ubi Crescent, Singapore	60 years	Light Industrial Building
3 Adjoining Units of 2-1/2 Storey Shophouses with 4-Storey Rear Extension Comprising a Restaurant on the 1st Storey and a 27-Room Boarding House on the Upper Storey	115 Geylang Road, Singapore	Freehold	Boarding Hotel
11 Levels of Office Accommodation with 2 Levels of Retail Space and 2 Levels of Basement Parking	150 Queen Street, Melbourne, Australia	Freehold	Commercial Building

Proposed Investment Properties

Description	Location	Tenure	Proposed Use
Re-development of a Light Industrial Building	No. 98 & 100 Pasir Panjang Road, Singapore	99 years	Light Industrial Building
Hotel Development with Retail / Commercial Component	Jalan Bukit Merah / Alexandra Road	99 years	Hotel Development with Retail / Commercial Component

Financial Highlights

Turnover (\$' million)



Profit before Tax (\$' million)



Profit after Tax (\$' million)



Earnings per Share (cents)



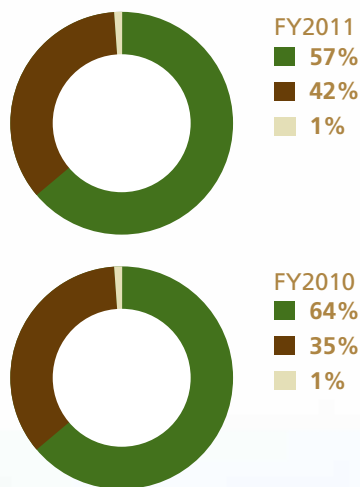
Net Asset Value Backing per Share (cents)



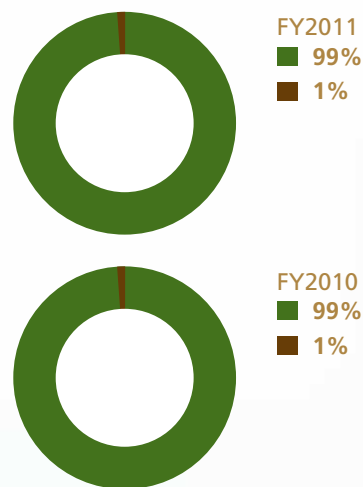
Net Dividend per Share (cents)



Revenue by Segment



Result by Geographical Segment



■ Construction
■ Property Development
■ Property Investment

■ Singapore
■ Australia

Note: Financial figures from 2007 to 2010 had been restated due to the adoption of INT FRS 115 *Agreements for the Construction of Real Estate*.

Significant Events

February 2011

- **Full Year Financial Statement Announcement**
The Company released its full year results for FY2010 on 22 February 2011 and held an analysts briefing on 23 February 2011.
- **Grange Infinite obtained Temporary Occupation Permit (TOP)**
The Company's joint-venture project, Grange Infinite at Grange Road obtained its TOP. The project is 100% sold.

April 2011

- **Annual General Meeting**
The Company held the meeting on 27 April 2011 and all routine and special businesses as set forth in the notice of AGM dated 8 April 2011 were duly passed by the shareholders of the Company.

May 2011

- **First Quarter Financial Statement Announcement**
The Company released its first quarter financial statement announcement for FY2011 on 11 May 2011.



- **Award of Main Contract Works for the Proposed Executive Condominium Housing Development at Pasir Ris Drive 1 / Elias Road – \$74.0 Million**
Wholly-owned subsidiary, CES Engineering and Construction Pte Ltd was awarded a \$74.0 million main contract work from Pasir Ris EC Pte Ltd for the erection of 315 residential units with condominium facilities at Pasir Ris Drive 1 / Elias Road.

August 2011

- **Second Quarter Financial Statement Announcement**
The Company released its second quarter financial statement announcement for FY2011 on 11 August 2011, and held an analysts briefing on 15 August 2011.

- **Award of Contract by Housing & Development Board for Building Works at Hougang Neighbourhood 4 Contract 17 – \$113.0 Million**
Wholly-owned subsidiary, Chip Eng Seng Contractors (1988) Pte Ltd has been awarded a \$113.0 million building works contract by the Housing & Development Board to construct 5 blocks of residential buildings with 792 dwelling units, a multi-storey carpark and communal facilities at Hougang.

September 2011

- **Purchase of a 13-Level Commercial CBD Building at 150 Queen Street, Melbourne, Australia**
Wholly-owned subsidiary, CES-Queen (Vic) Pty Ltd entered into a contract of sale to purchase a commercial building at 150 Queen Street, Melbourne, Australia for A\$25.5 million.

Significant Events



- Oasis@Elias obtained Temporary Occupation Permit (TOP)
The Company's wholly-owned project, Oasis@Elias at Elias Road obtained its TOP. The project is 100% sold.

October 2011

- Award of Precast Contracts – \$33.7 Million
Wholly-owned subsidiary, CES-Precast Pte Ltd was awarded several contracts amounting to \$33.7 million for the supply and delivery of precast components for public and private projects.



- Most Transparent Company Award – Construction Category (Runner-Up)
The Company was conferred Runner-Up for the Most Transparent Company (Construction Category) on 27 October 2011 by the Securities Investors Association Singapore (SIAS). This is the 7th time that the Company either emerged as the Winner or Runner-Up in the construction category.

November 2011

- Third Quarter Financial Statement Announcement
The Company released its third quarter financial statement announcement for FY2011 on 3 November 2011.



December 2011

- Award of Tender for Land Parcel at Jalan Bukit Merah / Alexandra Road – \$189.0 Million
Wholly-owned subsidiary, CEL Development Pte Ltd ("CEL") was awarded the land parcel tender at Jalan Bukit Merah / Alexandra Road for development into a hotel with a retail component.

February 2012

- Full Year Financial Statement Announcement
The Company released its full year financial statement announcement for FY2011 on 22 February 2012, and held an analysts briefing on 23 February 2012.

Board of Directors



1. Mr Lim Tiam Seng PBM
Executive Chairman

Mr Lim Tiam Seng, 74, is the founder of CES. He has been a Director of the Company since 23 October 1998. He is also a Director of some of the Company's subsidiaries and associates. Mr Lim has been in the building and construction industry for more than 40 years and possesses considerable experience in setting up corporate objectives, strategies and making investment decisions for the Group. Mr Lim is also a Director on the board of Ngee Ann Kongsi, a charitable organization and a patron of Yio Chu Kang Citizen's Consultative Committee.



2. Mr Lim Tiang Chuan
Executive Deputy Chairman

Mr Lim Tiang Chuan, 59, has been a Director of the Company since 23 October 1998. He also holds directorship in some of the Company's subsidiaries and associates. He joined the Group's Construction Division in 1982. He is responsible for the Group's overall operation and business expansion. Mr Lim became the Company's Executive Deputy Chairman on 6 June 2007 and continues to oversee the Group's overall operation and business expansion.



3. Mr Chia Lee Meng Raymond
Group Chief Executive Officer

Mr Chia Lee Meng Raymond, 46, was appointed as a Director of the Company on 2 September 1999. In July 2006, he was appointed as Managing Director of CEL Development Pte Ltd. He is also a Director of several of the Group's subsidiaries and associates. Prior to joining CEL as a Project Manager in 1994, he was an Administrative Executive in T.C. Sin & Associates and a Senior Officer in the former Tat Lee Bank Ltd. Mr Chia holds a Bachelor Degree in Economics and Finance from Curtin University and a Master Degree in Finance from RMIT. On 6 June 2007, Mr Chia became the Group Chief Executive Officer. He is responsible for the overall Group's strategic operation and investment decision. Mr Chia is also the Chairman of Seacare Properties Pte Ltd, a wholly owned subsidiary of Seacare Co-operative Ltd and a director of Seacare Holdings Private Limited.



4. Mr Hoon Tai Meng
Executive Director

Mr Hoon Tai Meng, 60, has been appointed as Executive Director and member of the Nominating Committee on 1 July 2011. He was previously an Independent Director of the Company from 2 November 1999 to 30 June 2011. Mr Hoon was also previously a Partner with KhattarWong. He holds a Bachelor Of Commerce In Accountancy from Nanyang University and a LLB (Honours)

Board of Directors

from the University Of London. He is a Fellow Chartered Institute Of Management Accountants (UK), a Fellow of the Association Of Chartered Certified Accountants (UK), a Fellow Certified Public Accountant in Singapore, and a Barrister-At-Law (Middle Temple). He also sits on the boards of several other public and private companies. Mr Hoon is responsible for assisting the board in the business operation and corporate matters of the Group.

5. Miss Dawn Lim Sock Kiang Executive Director

Miss Dawn Lim Sock Kiang, 36, was appointed as an Executive Director of the Company and CEL Development Pte Ltd on 1 December 2009. Miss Lim holds a Bachelor Degree in Architecture (Honours) from Deakin University, Melbourne, Australia. Prior to joining CEL as a Project Director, she worked as a senior architect in Melbourne, Australia. Miss Lim is responsible for assisting the board in the business operation of the Company.

6. Mr Goh Chee Wee Independent Director

Mr Goh Chee Wee, 65, has been an Independent Director since 2 November 1999. He chairs the Audit and Remuneration Committees and is a member of the Nominating Committee. Mr Goh is currently a director of a number of public listed companies

and NTUC Cooperatives. He was a former Minister of State for Trade & Industry, Labour & Communications and Member of Parliament for Boon Lay Constituency.

7. Mr Ang Mong Seng Independent Director

Mr Ang Mong Seng, 62, has been an Independent Director since 19 March 2003. He is a member of the Audit, Remuneration and Nominating Committees. Mr Ang has more than 30 years of experience in estate management. He is a former Member of Parliament for Hong Kah GRC (Bukit Gombak). Mr Ang also serves as an Independent & Non-Executive Director on various public listed companies.

8. Mr Cheng Heng Tan Independent Director

Mr Cheng Heng Tan, 60, has been appointed as an Independent Director on 20 July 2011. He chairs the Nominating Committee and is a member of the Audit and Remuneration Committees. Mr Cheng is a Certified Public Accountant by profession and was formerly a senior audit partner in Ernst & Young LLP. He is also appointed as the Ethics Director, Asia for Vishay Intertechnology, Inc.



Executive Officers

Mr Lim Beng Chuan Chief Financial Officer

Mr Lim is our Chief Financial Officer. He is a Fellow Member of the Association of Chartered Certified Accountants (United Kingdom) and a Certified Public Accountant in Singapore. Prior to joining the Company, Mr Lim was an auditor with an international audit firm. He oversees the finance, accounting, tax and treasury functions of the Group and also assists the Group Chief Executive Officer in investment, investor relationship, human resource and business strategy matters.

Mr Yeo Siang Thong Managing Director

Mr Yeo is our Head of Construction Division and Managing Director of Chip Eng Seng Contractors (1988) Pte Ltd. He holds an Honours Degree in Civil Engineering and a Master of Science (Civil Engineering) from the National University of Singapore. Mr Yeo has more than 20 years of experience in the construction industry and as the Head of the Construction Division, he oversees the operation for the construction group. He is also a Registered Professional Engineer with the Professional Engineers Board.

Mr Ivan Lim General Manager (Operation)

Mr Lim is the General Manager (Operation) in CEL Development. He oversees all operational matters in CEL including the marketing and project management. Mr Lim has



more than 15 years of experience in both real estate development and construction industry. He has been involved in a broad range of private and public sector projects in Singapore including residential, serviced apartment, office as well as air and rail transportation projects. Mr Lim holds a Bachelor Degree in Civil and Structural Engineering from Nanyang Technological University and he is also a certified Project Management Professional (PMP).

Mr Koh Chin Hah General Manager

Mr Koh is our Director and General Manager of our wholly-owned precast subsidiary, CES-Precast Pte Ltd ("CESP"). He has more than 20 years of experience in the precast industry spanning from HDB public housing to private condominiums, schools to flatted factories, as well as MRT tunnel segments to fast track semi conductor & solar plants, etc. Mr Koh holds a Bachelor Degree in Engineering (Civil) from the University of Strathclyde, UK. Prior to joining CESP in 2007, he worked in a similar industry as General Manager in a public listed company.



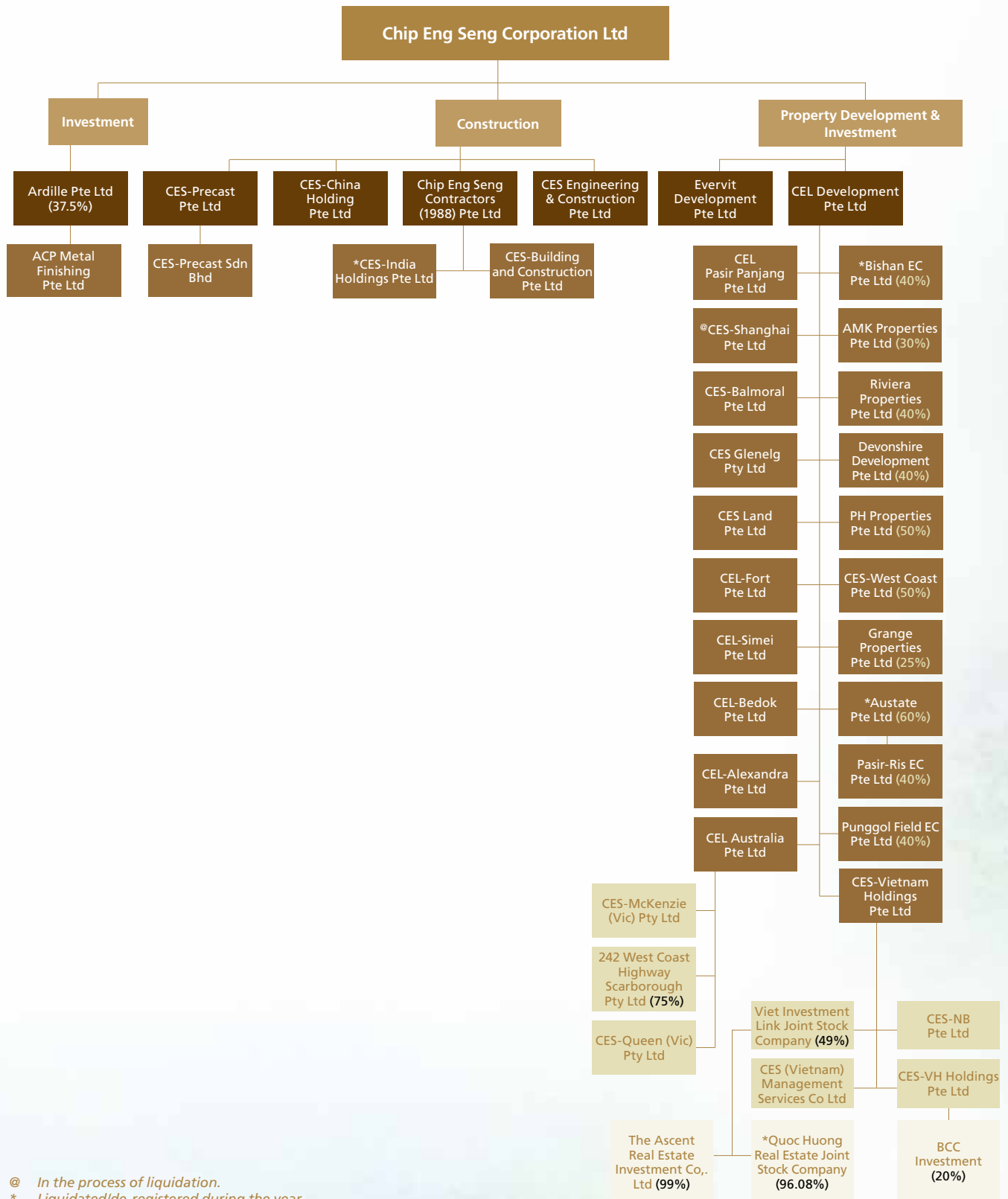
Mr Lim Tian Back Project Director

Mr Lim is our Project Director and he has more than 30 years of experience in the construction industry. He is also a director in some of the Company's subsidiaries. He joined Chip Eng Seng Contractors (1988) Pte Ltd as a Site Supervisor since its incorporation and was promoted to the position of Director in 1993. He is involved in project management and is responsible for handling all rectification work during the project defect liability period.

Mr Lim Tian Moh Project Director

Mr Lim is our Project Director and he has more than 20 years of experience in the construction industry. He holds directorship in some of the Company's subsidiaries. Mr Lim joined CESC as a Site Supervisor since its incorporation and was promoted to the position of Director in 1993. He is involved in project management and is responsible for handling all site administrative matters.

Group Structure



© In the process of liquidation.
 * Liquidated/de-registered during the year.

Corporate Information

EXECUTIVE DIRECTORS

Lim Tiam Seng PBM
Executive Chairman

Lim Tiang Chuan
Executive Deputy Chairman

Chia Lee Meng Raymond
Group Chief Executive Officer

Hoon Tai Meng
Executive Director

Dawn Lim Sock Kiang
Executive Director

INDEPENDENT DIRECTORS

Goh Chee Wee
Ang Mong Seng
Cheng Heng Tan

AUDIT COMMITTEE

Goh Chee Wee
Chairman

Ang Mong Seng
Cheng Heng Tan

REMUNERATION COMMITTEE

Goh Chee Wee
Chairman

Ang Mong Seng
Cheng Heng Tan

NOMINATING COMMITTEE

Cheng Heng Tan
Chairman

Goh Chee Wee
Ang Mong Seng
Hoon Tai Meng

SHARE REGISTRAR

Boardroom Corporate &
Advisory Services Pte Ltd
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623
Tel: 65365355
Fax: 65361360

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Fax: 68480838
enquiry@chipengseng.com.sg
www.chipengseng.com.sg

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Public Accountants &
Certified Public Accountants
One Raffles Quay
North Tower, Level 18
Singapore 048583

AUDIT-PARTNER-IN CHARGE

Low Yen Mei
Since financial year ended
31 December 2010

COMPANY SECRETARIES

Abdul Jabbar Bin Karam Din, LLB (Hons)
Loh Lee Eng, ACIS

PRINCIPAL BANKERS

DBS Bank Ltd
United Overseas Bank Limited
Malayan Banking Berhad
Standard Chartered Bank
The Hongkong and Shanghai
Banking Corporation Limited
Oversea-Chinese Banking
Corporation Limited

