



CHIP ENG SENG CORPORATION LTD

Co. Reg. No. 199805196H

INCORPORATION OF SUBSIDIARY AND PURCHASE OF A VACANT DEVELOPMENT SITE AT 170 VICTORIA STREET, MELBOURNE VIC

The Board of Directors of Chip Eng Seng Corporation Ltd (the “Company”) is pleased to announce that the Group has incorporated a wholly owned subsidiary, CES-Victoria (Vic) Pty Ltd (“CES-Victoria”) in Australia and CES-Victoria has entered into a Contract of Sale (the “Agreement”) to purchase a development site at 170 Victoria Street, Melbourne Vic (the “Site”). The purchase price for the Site is A\$32,000,000 plus GST (the “Purchase Consideration”).

The Site is virtually vacant except for a 2 storey heritage building shell which will form part of any future development. The Site is situated in a high profile CBD fringe location on the corner of Victoria Street and Bouverie Street at the northern termination of the major Melbourne axis of Swanston Street.

The site area of 2,927 square metres will be re-developed into a staged, multi storey mixed use high rise development of residential accommodation of approximately 1,000 apartments, street level retail space and a number of podium levels of secure parking in addition to 2 levels of basement car parking (the “Proposed Development”).

The purchase of the Site is subject to the approval of Foreign Investment Review Board of Australia.

The Purchase Price and the Proposed Development will be financed by internal sources and bank borrowings and the Proposed Development is not expected to have any material impact on the net tangible assets and earnings per share of the Group for the current financial year ending 31 December 2013.

None of the Directors and, to the best knowledge of the Directors, none of the substantial shareholders or controlling shareholders of the Company, has any direct or indirect interest in the transaction.

Submitted by Chia Lee Meng Raymond, Executive Deputy Chairman and Group Chief Executive Officer on 01 April 2013 to the SGX.