



CHIP ENG SENG CORPORATION LTD
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For Immediate Release

Chip Eng Seng in JV to acquire and develop 1.02 Hectare Site in Scarborough, Perth

10 May 2010 – Chip Eng Seng Corporation Ltd (集永成机构有限公司 or “CES”), a leading construction and property group, has further broadened its footprint in Australia. It has announced that its wholly-owned subsidiary - CES Corporation Australia Pty Ltd (“CESCA”) has formed a 50:50 joint venture company, 242 West Coast Highway Scarborough Pty Ltd (the “JVC”), with CC 242 West Coast Highway Scarborough Pty Ltd. The JVC has acquired a parcel of land at 242 West Coast Highway, Scarborough, Western Australia for AUD20 million.

“Besides Singapore, we see attractive opportunities for CES to grow its portfolio of quality residential projects in the region. Australia is one of them; its long term property outlook remains strong, driven by population growth and robust consumer and business sentiment. Demand continues to outstrip supply in this market.”

- **Executive Chairman, Mr Lim Tiam Seng (林镇成)**

The 1.02 hectare (10,165 sqm) site in Scarborough (a western suburb of Perth) is located on the east of the West Coast Highway and is about a 40-minute drive from Perth City. Scarborough is a seaside community that sits on the Sunset Coast and overlooks the expansive Indian Ocean. The Proposed Development will have a mixed development comprising of three blocks of 12-storey buildings with approximately 150 residential apartments, 80 serviced apartments, 9 townhouses, commercial offices, retail shops and parking facilities (the “Proposed Development”).

“We are very excited to be part of the Scarborough Redevelopment Plan which aims to revitalise Scarborough and create a vibrant community for residents and tourists. Our partner is one of Australia’s prominent developers, Mr John Crane, who is also the man behind the conceptualisation and construction of landmark buildings like the award-winning Tribeca and Metropol in Melbourne. Together, we will create a distinctive, high quality development with a strong urban-coastal character in Scarborough.”

- **Executive Chairman, Mr Lim Tiam Seng (林镇成)**

The Scarborough project is the Group’s fourth property development project in Australia; it had successfully developed two projects in Adelaide in the past. Earlier in March 2010, CES had through its wholly-owned subsidiary, CES – McKenzie (Vic) Pty Ltd, been awarded the tender for a 0.2 hectare prime land parcel in the Central Business District (CBD) of Melbourne, Australia for AUD20.2 million.

The proposed Scarborough 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 2010. It will be financed through internal funds and bank borrowings.

About CC 242 West Coast Highway Scarborough Pty Ltd

CC 242 West Coast Scarborough Pty Ltd is the trustee for the CC West Coast Trust and Mr John Crane, founder of CraneCorp, a leading market specialist in property development and property solutions based in Melbourne, Australia is the ultimate beneficiary. CraneCorp has amassed an impressive collection of award-winning property projects and investments in its notable yet diverse portfolio of residential, commercial, and retail properties in Australia. www.cranecorp.com

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About Chip Eng Seng Corporation Ltd

Chip Eng Seng Corporation Ltd (“CES”) is one of Singapore’s leading construction and property group with businesses spanning across construction, property development and property investment. The group was founded by Mr Lim Tiam Seng in the 1960s, as a building subcontractor for conventional landed properties. In 1982, the company won its first Singapore Housing and Development Board (HDB) project as a main contractor. Over the years, it has established itself as a leading main contractor for large scale public construction projects with design-and-build capabilities. CES later expanded into property investment and development in the 1990s.

Construction

The Group’s construction business is undertaken by wholly owned subsidiary Chip Eng Seng Contractors (1988) Pte Ltd (“CESC”) and CES Engineering & Construction Pte Ltd (“CESE”). CESC is registered with the Building and Construction Authority of Singapore under the A1 classification for general building and A1 classification for civil engineering, which allows it to tender for public sector projects of unlimited value. It has undertaken a wide range of public and private construction projects, which include HDB projects, residential and commercial properties, institutional buildings, industrial buildings, columbarium, shophouses, and precast projects.

In 2005, CESC was accorded the Housing & Development Board’s (HDB) “Quality Award 2005”, a fitting testimony to the professional quality that the company delivers. In the same year, CESC was awarded a HDB contract to build the iconic “The Pinnacle@Duxton”, Singapore’s tallest public housing project.

Property Development & Investment

The Group’s property investment and development activities are undertaken by wholly owned subsidiary CEL Development Pte Ltd (CEL). Since 2000, CEL has acquired sites for property development and investment in Singapore, Australia and Vietnam. CEL believes in growth through partnerships. It has established joint ventures with reputable foreign funds such as Lehman Brothers Real Estate Partner II and Citadel Equity Fund Ltd. CEL has also teamed with local partners like NTUC Choice Homes Co-operative Ltd and Keppel Land Limited on several highly successful property projects. These developments include residential, commercial and industrial properties. The current portfolio of CEL includes mid-market and high-end prime properties.

CES is listed on the mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) since 24 November 1999.

For more information about Chip Eng Seng Corporation Ltd, please visit www.chipengseng.com

For more information, please contact:

Juliet Ang, NRA Capital
Tel: 6236 6895, 9839 9016
Email: juliet.ang@nracapital.com