



CHIP ENG SENG CORPORATION LTD

Co. Reg. No. 199805196H

ENBLOC ACQUISITION OF CHANGI GARDEN THROUGH TENDER

The Board of Directors of Chip Eng Seng Corporation Ltd (the “**Company**”) is pleased to announce that CEL Real Estate Development Pte. Ltd., a wholly-owned subsidiary of the Company has successfully tendered for the enbloc acquisition (the “**Acquisition**”) of the property known as Changi Garden, which is located at the junction of Upper Changi Road North and Jalan Mariam (the “**Property**”). Changi Garden presently has 84 residential and retail units.

The purchase price for the Property is \$248.8 million (\$888 psf per plot ratio), which was arrived at following internal evaluation.

The Property has a freehold tenure and a site area of 18,589.30 square metres. With a plot ratio of 1.4, it has a maximum allowable gross floor area of 26,025.02 square metres. The Company intends to redevelop the Property into a low-rise residential condominium with full condominium facilities (the “**Proposed Redevelopment**”). The Proposed Redevelopment is expected to yield approximately 320 residential units and potentially some retail shops.

The completion of the Acquisition is subject to satisfaction of conditions precedent including, amongst others, the sale order approving the collective sale of the Property in accordance with the Land Titles (Strata) Act. The Company will make further announcement when the Acquisition is completed.

The Acquisition and the Proposed Redevelopment will be funded by internal resources and bank borrowings.

The Acquisition is not expected to have significant impact on the net tangible assets and earnings per share of the Company for the current financial year ending 31 December 2017.

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

Submitted by Hoon Tai Meng, Executive Director, on 17 October 2017 to the SGX.