

Building Beyond





Content

Our Heritage

Building a Reputation 03

Constructing a Design Culture -
One Building at a Time 07

Advantages of Strength

Structured for Success 08

Definitively Diverse Properties 10

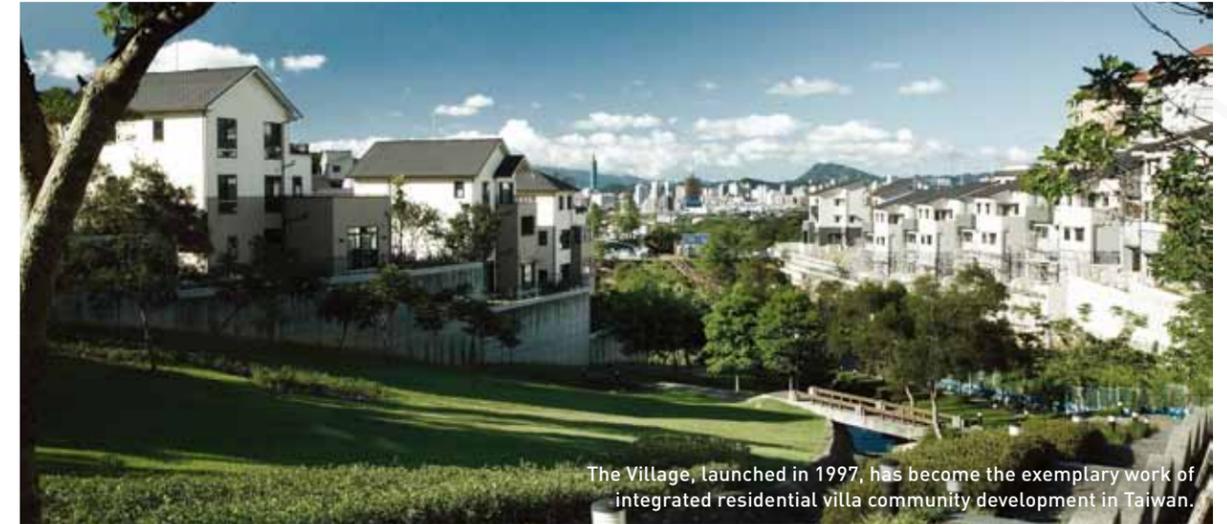
Moving Forward

Backed World-wide by Continental
Holdings Corporation 19



Min Sheng East Road Office Tower, completed in 1999, was honored with the Excellence in Structural Engineering Award from The Structural Engineers Association of Southern California (SEAOSC) in 2000.

Our Heritage Building a Reputation



The Village, launched in 1997, has become the exemplary work of integrated residential villa community development in Taiwan.

The Time Is Now for Timeless Buildings

Continental Development Corporation (CDC) is unique as a young enterprise with a rich 65-year history of trailblazing development.

CDC originated in the property development business operations of Continental Engineer Corporation (CEC), a leading engineering and property development company in Taiwan. When CEC was restructured in 2010, CDC was spun-off and became an independent operation. Begun as a department of CEC and backed by experience spanning six prosperous decades, CDC is blessed with a historic vision that creates timeless value.

Our operational objectives are clear. Multi-dimensional property development services and landmark projects strengthen our leadership position and create value for our clients. The synergy of through-the-line service offers clients the assurance that CDC can consolidate property development, planning, construction and marketing to align each facet of a project and streamline working processes.

Customers' Needs Are Our Highest Standard

Our achievements in civil engineering and property

development have led to high standards for innovation in Taiwan. In 1965 we were the first to introduce multi-level housing and in 1973 we built the first premium office tower in Taipei's eastern district. We went a step further in 1997, introducing The Village, the first international town community of its kind in Taiwan. We constantly aspire to offer better-designed and more efficient projects, not only for our clients, but also to improve the quality of life and diversify the property development industry in Taiwan.

In 1996 CDC launched Total Quality Management (TQM), redefining CDC as a total service provider and moving away from the traditional model of property development enterprise that measures corporate competitiveness in terms of product prices. Attending to the needs of customers is the core concept behind TQM. To this end, CDC has a department that exclusively provides after-sale services and follows standardized operational procedures to streamline customer service.

Thinking of the customer first results in nuanced designs that inherently create better and more intuitive spaces. We hold ourselves to the highest customer expectations, ready to create work that meets and exceeds international standards.



Creating Value in Everything We Do

CDC evolved from the legacy of CEC's long history of integrity and innovation in construction and property development. Our goal, in every endeavor, is professional excellence, thus we make R&D a central and driving force in our work. In pursuing perfection, we seek state-of-the-art materials, new construction methods and cutting-edge technology from around the globe. We work with world-renowned architects, designers and artists to craft distinctive aesthetics and landmark buildings that put Taiwan design on the international stage.

We delegate responsibilities among highly-capable professionals and constantly refine working models to ensure design excellence in our properties. Insistence on detail and professionalism unite our design, philosophy and execution. This is seen in our commitment to craft safer and more welcoming and efficient spaces. We develop large-span structures that create expansive, enveloping environments. We prefabricate and modularize buildings to raise the bar on quality and safety. And we engineer spaces full of natural light and ventilation, using environmentally-friendly construction methods and materials in a fusion of energy savings and comfort.

Awakening Urban Potential

CDC's design ethos always considers the natural environment. Whether preparing a parcel of undeveloped or re-zoned land or an urban renewal project, our vision is always tuned to classic, timeless aesthetics. Just as it is important to appreciate current styles and trends that can attract attention to a new building, respect for history and an aspiration towards the classic are incorporated into our development plans. CDC is laying the foundations for focused urban renewal, large central business district projects and community development that will amplify our project scope and expand our land reserves. Our ambitions are to cultivate the untapped potential of the land, ignite and maintain the development of surrounding areas and, ultimately, to build sustainable cities.

Exploring Infinite Possibilities

Whether developing a community spanning more than 76 hectares of land or constructing luxury residences, high-profile skyscrapers or landmark urban business centers, CDC's experience and talent imbue each project with breadth and depth. Each parcel of land is unique and we fervently believe that the architecture applied to a space should be harmoniously distinct in character and flattering to the original contours.

CDC achieves a balance between logical integrity and emotive beauty by letting innovation lead, guided by discipline and inspiration. Involving exceptionally talented architects and designers of diverse backgrounds strengthens CDC's ability to develop landmark properties that enhance the personality of the land. These aesthetically rich and solidly constructed buildings are a testimony to CDC's dedication to safety, environmental consciousness and energy efficiency.



Living is Believing

CDC consolidates frontline sales and service teams to revolutionize customer service and offer prompt access to streamlined communication channels. A custom-tailored data system helps us understand consumer needs quickly and accurately. At CDC, we help build dreams and evolve lifestyles by learning about our customers' values, outlook and life experience.



We enhance the value of our products by improving community facilities and management processes while going beyond merely understanding consumer preferences to find a common ground. This means conducting our design, execution and services with the consumer in mind at all times. This is the way we approach building a landmark, a dream, a classic.

Building the Brand Together

CDC believes that the value of a brand lies not in the brand's willingness to compete with other brands, but in being attentive, forward-thinking and caring in ways that will appeal to customers, employees and shareholders.

The only way CDC can create truly harmonious habitats is by uniting people with each property. These relationships encompass customer service, employee relations and investor involvement to create a shared, coherent experience. Engaging consumers, creating holistic professional growth for employees and maintaining corporate fitness are at the heart of our pursuit of perfection.





Dun Hua South Road Office Tower - this 31-story deluxe tower has a total area of 46,643 m2 and features a glass curtain facade that makes it one of the most dazzling landmark buildings in Taipei.

Constructing a Design Culture - One Building at a Time



The Bridge up to Zenith, has been named the first earthquake-resistant construction design in New Taipei City.

Advancing Architecture by Cultivating Ideal Living Environments

Under the direction of founder Mr. Glyn T.H. Ing, CDC operates with a strong set of social responsibilities and ethics. At the founding of CEC, Mr. Ing declared that the goal of the company is to build a "ubiquitous presence and enduring legacy in a land of infinite opportunities." Since its inception in 1945, CEC has completed one major public infrastructural work after another in addition to numerous landmark buildings.

In Taiwan, CEC has constructed bridges, tunnels, highways and other basic infrastructure essential to nation-building. CEC has also built hospitals, hotels, schools and residential and commercial buildings, including the Grand Hotel, the Taipei Grand Mosque, Tunghai University, Yuanshan Bridge (the First Freeway), Bihtan Bridge (the Second Freeway) and other definitive monuments that shape the landscape of Taiwan. Having changed the shape of Taiwan's cities with civil and building construction projects, we now aspire to transform its design culture with our architecture.

As the newest member of the Continental Holdings

Corporation – our parent company - CDC faithfully follows our founder's philosophy: we create timeless value by building structures that will last not just for a lifetime, but for millennia. Our perception is visionary and we steadfastly guard our objectives in pursuing our goals.

Landmarks Are Dreams Brought to Life

Architecture should aspire to more than just spectacle. No matter how intricate a building may be, its execution and final outcome should make an impression on its user, its occupants and the area in which it is built. A well-designed building exerts its influence and appreciation beyond its own avenue or neighborhood. These are the defining characteristics of architecture that shapes cultures.

We intend to build more than landmarks in Taiwan. Our buildings add distinction and definition to their surroundings. We create lasting value with products and services that exceed expectations and achieve superior results in innovation, quality, profitability and resource utilization. Our team of professionals shares a unified faith in perfection and we are confident that our dreams, while visionary, will be achieved.



Advantages of Strength Structured for Success

Clear Division and Effective Delegation

CDC's corporate structure is a reflection of the direction of its future development. It is also based on the fundamental principles of operation for divisional cooperation. CDC's major divisions are property development, project development, construction service and customer service.

Property Development

Focuses on stabilizing CDC's land reserves, conducting land appraisals, consolidating land and developing property.

Project Development

Aims to provide the best products and services to CDC's customers and is responsible for planning, marketing, construction modifications and delivery of its products.



Construction Service

Maximizes the value of CDC's products and is responsible for R&D of construction materials and equipment, assessment of construction methods and quality control.

Customer Service

Forms trusting relationships with CDC's customers and is responsible for warranty, repair and after-sale services following the delivery of products as well as subsequent lease management.

Construction and Development Are the Basis for Multi-dimensional Expansion

CDC's primary focus is on property construction and development. Based on a profit model that emphasizes professionalism in property development, CDC's structure also creates options for dynamic, multidimensional expansion. The framework of our business scope is as follows:

Residential Housing

We partner with acclaimed architects and contractors in an effort to design and build spaces that embody the concepts of comfort, function and aesthetic grace. Specific markets and targeted clientele create opportunities for us to develop products that are truly distinctive.

Complex Community Development

We design and construct comprehensive community development concepts. With The Village, a fully-functional community with its own public facilities, including a school, commercial district, fitness center and park, we have changed the perception of community living in Taiwan.

Commercial Buildings

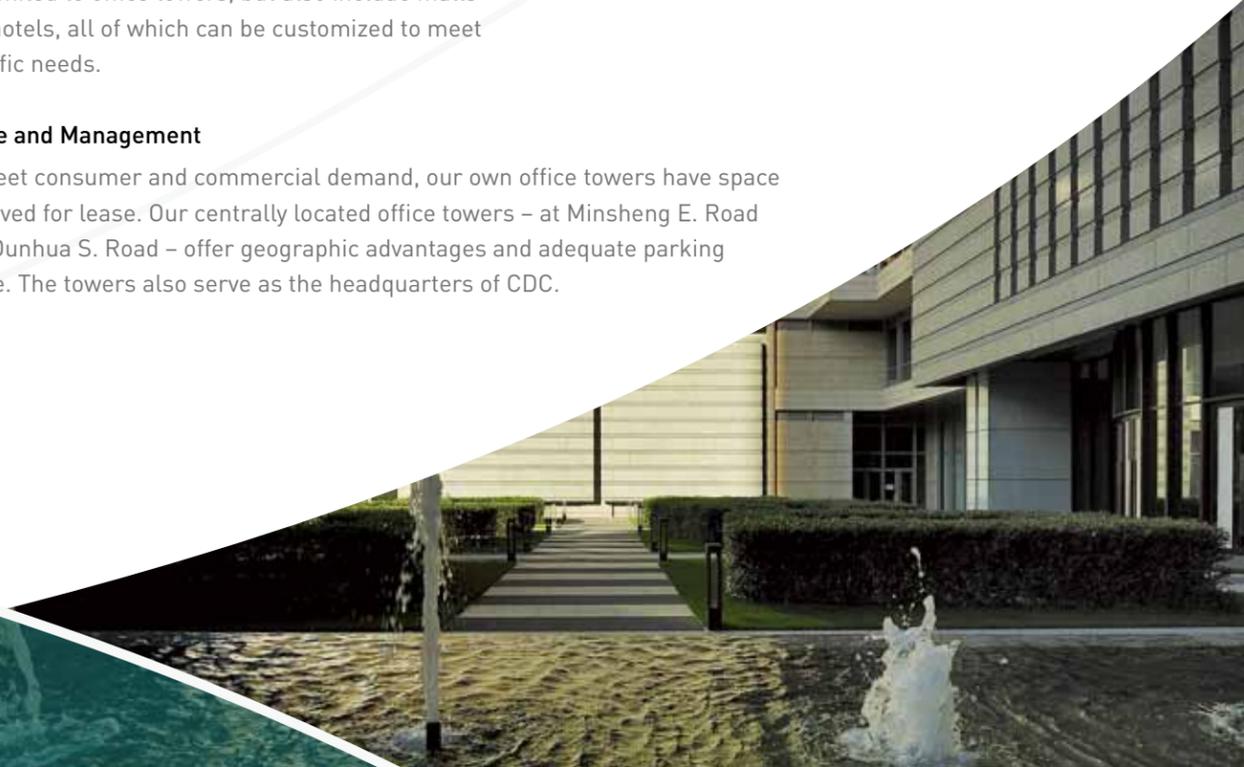
Commercial developments focus on making an architectural statement in a prime location. Thus, it is no surprise that every commercial building constructed by CDC becomes identified as a landmark of the area. Commercial buildings are not limited to office towers, but also include malls and hotels, all of which can be customized to meet specific needs.

Lease and Management

To meet consumer and commercial demand, our own office towers have space reserved for lease. Our centrally located office towers – at Minsheng E. Road and Dunhua S. Road – offer geographic advantages and adequate parking space. The towers also serve as the headquarters of CDC.



The First Bank Office Building and First Garden Residential Building were completed in 2007.



Definitively Diverse Properties

The Village: Grandeur yet at One with Nature

The quintessential example of our affection for the land and perseverance in the art of architecture is The Village.

Since acquiring the hillside land on which the community is situated in 1985, all construction processes have employed a low-density development model based on sustainability and functionality. No effort was spared on geotechnical construction and land preparation during initial development to ensure the safety of residents. To integrate the community into its natural surroundings, large green spaces have been preserved including streams, lakes, forests and recreation areas. Water and electric facilities, commute routes and a wastewater plant were established to enhance the sustainability of the community.

More than a dozen accomplished architects contributed to the 860 residential units, making The Village grand in scale while preserving the individual character of each unit. The development, growth and maturation of The Village have clearly coincided with the progress of CDC over time.

The Village received the 2006 FIABCI Taiwan Real Estate Excellence Award for Best Construction for a New Community.

<i>The Village</i>	<i>The 10 Top Villa</i>	2011
<i>The Village</i>	<i>Phase II Section 3</i>	2008
<i>The Village</i>	<i>Phase II Section 2</i>	2007
<i>The Village</i>	<i>Phase II Section 1</i>	2006
<i>The Village</i>	<i>Phase I Section 2</i>	2000
<i>The Village</i>	<i>Phase I Section 1</i>	1997



The Bridge up to Zenith condominium residences is comprised of four magnificent high-rise towers.

Living at the Pinnacle of Style

Landmark CDC structures have made an impact in many of Taipei's neighborhoods. The CDC project The Honor of Architecture, located adjacent to Da An Park in Taipei, immediately triggered sensational demand for residences with a view of the park when it opened in 2005. Located near Taipei Songshan Airport, The Peak of Abundance and The Silence of Architecture – both launched in 2007 – instantly became sought-after properties for regular business travelers. The Bridge up to Zenith, launched in 2008, is an ambitiously grand international-style building in Banqiao and, as expected, quickly became the centerpiece of a number of world-class properties in the area.

With its growing series of residential properties, CDC is discovering and developing great potential in a variety of urban areas.



The Honor of Architecture



The Silence of Architecture



The Peak of Architecture

The Honor of Architecture

Location: Xinyi Road, Sec. 3, Taipei
 Year of Completion: 2008
 Structure: Steel Structure
 Floors: 14 above ground / 4 below ground

The Silence of Architecture

Location: Minsheng E. Road, Sec. 2, Taipei
 Year of Completion: 2010
 Structure: Steel Structure
 Floors: 10 above ground / 2 below ground

The Peak of Abundance

Location: Dunhua N. Road, Taipei
 Year of Completion: 2010
 Structure: Steel Structure
 Floors: 12 above ground / 3 below ground

The Bridge up to Zenith

Location: Zhongshan Road, Banqiao, New Taipei
 Year of Completion: 2010
 Structure: Steel Reinforced Concrete
 Floors: 31, 33, 35, 37 above ground / 6 below ground
 Awards: 2007 FIABCI Taiwan Real Estate Excellence Award for Excellence in Best Project Design

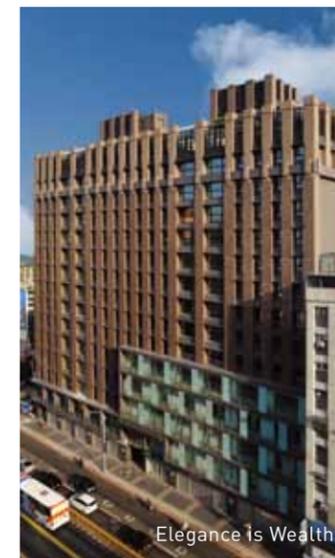


Modesty Home, completed at the end of 2013, makes innovative use of glass curtain walls (computer modeling).

The Changing Dynamics of Home

For CDC, excellence can only be achieved by undertaking every project on an ambitious scale. Following the successes of its previous series of residences, CDC has adopted a new perspective and begun providing innovative products that are unique for their daring appearance, spatial design and marketing strategy.

Despite a difficult financial environment, CDC Introduced Elegance is Wealth in 2008, improvising on the Chicago School style with an asymmetrical design intended to accommodate the different dimensional needs of residential and commercial spaces. Essence, introduced in 2010, integrates lifestyle and urban nature, incorporating green walls, indoor gardens and multilevel patios. Modesty Home, launched in 2011, uses a glass curtain wall design that challenges the traditional Taiwan housing design ethos.



Elegance is Wealth



Essence



Landscape of the Mind

Elegance is Wealth

Location: Xinyi Road, Sec. 4, Taipei
 Year of Completion: 2011
 Structure: Steel Reinforced Concrete
 Floors: 14 above ground / 4 below ground

Essence

Location: Keelung Road, Sec. 3, Taipei
 Year of Completion: 2011
 Structure: Steel Reinforced Concrete
 Floors: 13 above ground / 4 below ground

Modesty Home

Location: Banqiao District, New Taipei
 Structure: Steel Reinforced Concrete
 Estimated Year of Completion: 2013
 Floors: 26 above ground / 3 below ground

Landscape of the Mind

Location: Xinzhuang District, New Taipei
 Structure: Steel Reinforced Concrete
 Estimated Year of Completion: 2014
 Floors: 18 above ground / 3 below ground

A comprehensive intelligent control system and pillar-free design make Min Sheng East Road Office Tower a world-class business space.



The Face of Business

The architectural features and layouts of the multi-national corporate headquarters offer functional utility while embodying the corporate philosophies, as seen in landmark buildings in cities around the world. Min Sheng East Road Office Tower and Dun Hua South Road Office Tower are milestones in our journey to becoming a world-class architectural enterprise.

Completed in 1999, the Min Sheng East Road Office Tower is a landmark in the area. The exposed external edifice, reinforced by a combination of steel and concrete, exudes vibrant style and excellent construction quality, complemented by a comprehensive intelligent control system.

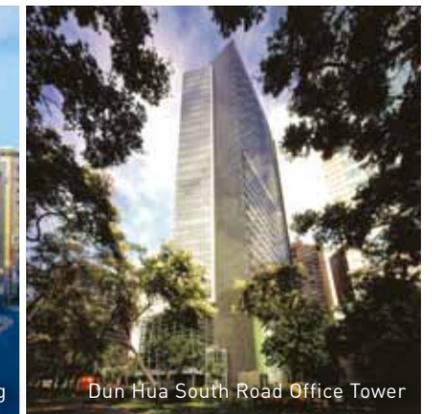
The 31-floor Dun Hua South Road Office Tower features a grand entryway that establishes a professional feeling reinforced in the CDC and CHC offices inside. Since its completion in 2003, visitors have marveled at its practical and sensual spatial design focused on the free flow of energy and motion.



Min Sheng East Road Office Tower



ARTECH 21 Office Building



Dun Hua South Road Office Tower

Min Sheng East Road Office Tower

Location: Minsheng E. Road, Sec. 3, Taipei

Year of Completion: 1998

Structure: Steel / Steel Reinforced Concrete

Floors: 13 above ground / 4 below ground

Award: The Excellence in Structural Engineering Award from The Structural Engineers Association of Southern California (SEAOSC) in 2000

Time of Excellence Office Building

Location: Boai Road and Hankou Street intersection, Taipei

Year of Completion: 2001

Structure: Steel Reinforced Concrete

Floors: 14 above ground / 3 below ground

ARTECH 21 Office Building

Location: Nanjing E. Road and Guangfu N. Road intersection, Taipei

Year of Completion: 2002

Structure: Steel

Floors: 14 above ground / 3 below ground

Dun Hua South Road Office Tower

Location: Dunhua S. Road, Sec. 2, Taipei

Year of Completion: 2003

Structure: Steel

Floors: 31 above ground / 6 below ground

Galaxy Commercial Plaza

Location: Lequn 3rd Road, Taipei

Year of Completion: 2005

Structure: Steel

Floors: 5 above ground / 4 below ground

Dun Hua South Road Office Tower is an international-style space that blends high-tech, high value and high sensation.



San Francisco-Oakland Bay Bridge West Span (USA) was constructed by CHC member company American Bridge Company (ABC).

Moving Forward

Backed World-wide by Continental Holdings Corporation

To meet the growing demands and diverse needs of international markets, CDC, with the support of its parent company, is allowed to focus exclusively on property development. CHC (TWSE: 3703), was established in 2010 via a share swap with its wholly owned subsidiary CEC. CHC was the first holding company in Taiwan to encompass a broad scope of construction-related businesses, including civil construction, building construction, real estate development and environmental project development. Its member companies include CEC (Taiwan), CDC (Taiwan), Hsin Dar Environment Corporation (Taiwan), American Bridge Holding Company (U.S.A.) and CEC International Corporation India Private Limited (CICI, a subsidiary of CEC in India), and CEC International Malaysia Sdn. Bhd. (CIMY, a subsidiary of CEC in Malaysia). CHC's work has left its mark on the major cities of a number of countries including Malaysia, Hong Kong, Macau, the United States, Canada, India, Saudi Arabia, the United Kingdom, Norway, Brazil and Chile.



Firth of Forth Bridge in Scotland, scheduled to be completed in 2016, will become the second longest cable-stayed structure bridge in the world.



Tunnelling work for the Delhi Metro, India.



Taichung Wuri Station is one of CEC's significant contributions to the development of Taiwan High Speed Rail – the world's largest BOT project.

Globalizing for Future Challenges



The restructuring of CHC as a parent company with member companies enables each member company to play to its individual strengths and maximizes the effect of the group's accumulation of relevant expert knowledge and experience. To achieve optimal corporate fitness without sacrificing its unique identity, CHC synergizes and manages resources to improve efficiency, provide a stable financial foundation and expand member companies' international exposure. Comprehensive planning at the corporate level enables CHC to consolidate resource utilization and supervision of member companies, so that every unit in the group stays relevant in the global market.

Within this management structure and with cooperation from CHC member companies, CDC is allowed to focus on property development. This encourages CDC to pursue innovation and excellence, and to broaden its international perspective and scope in the face of exciting new challenges.

The Four Pillars of Efficient Growth

CHC member companies focus on civil construction, building construction, real estate development and environmental development projects.

Civil and Building Construction

- ◆ Continental Engineering Corporation – Taiwan
- ◆ American Bridge Holding Company – U.S.A.
- ◆ CEC International Corporation India Private Limited - India
- ◆ CEC International Malaysia Sdn. Bhd. – Malaysia
- ◆ CEC Hong Kong branch office – Hong Kong
- ◆ CEC Macau branch office – Macau

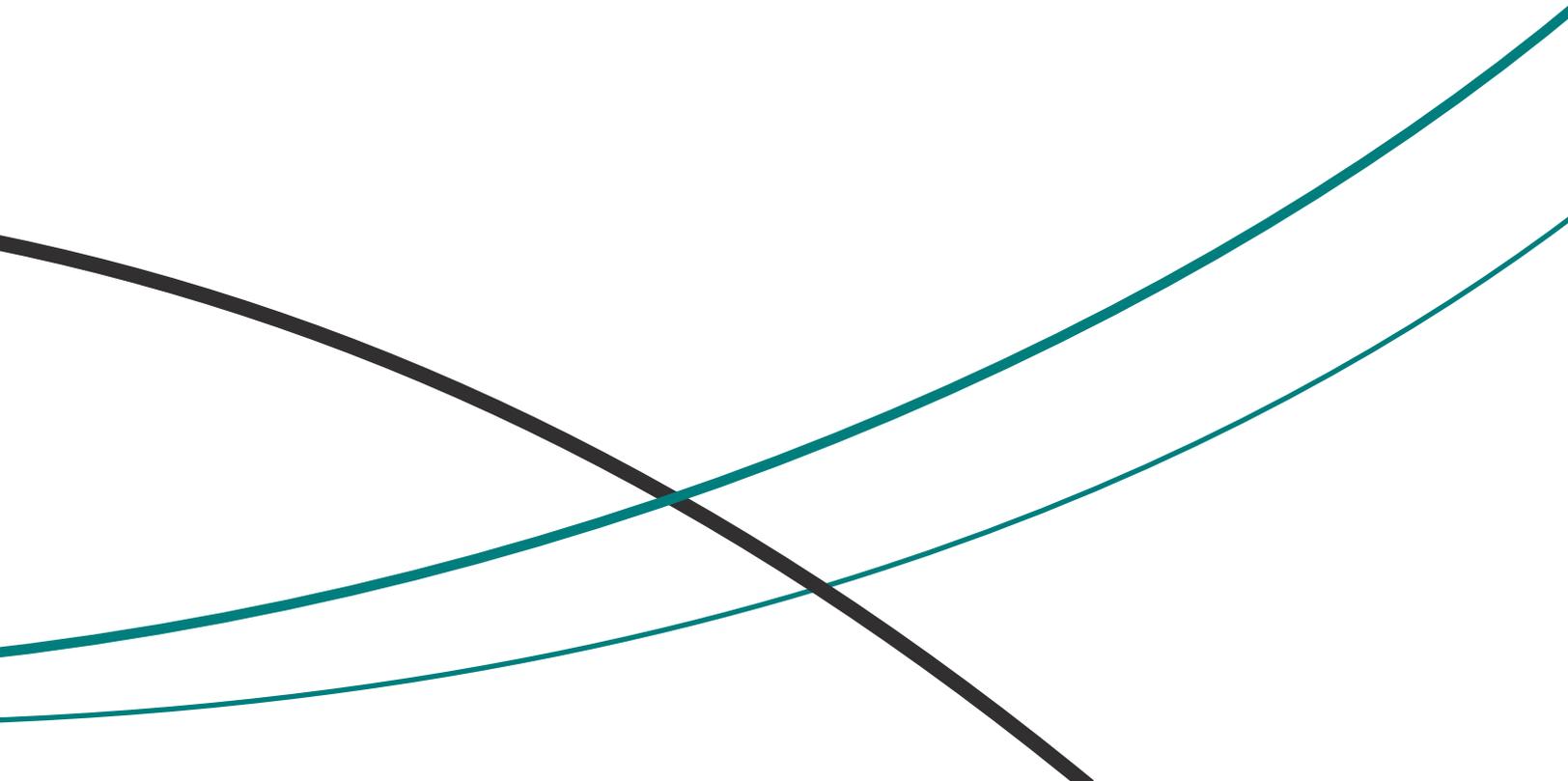
Environmental Project Development

- ◆ Hsin Dar Environment Corporation – Taiwan
- ◆ North Shore Corporation – Taiwan
- ◆ Fu Da Construction Corporation – Taiwan
- ◆ Blue Whale Water Technology Corporation – Taiwan
- ◆ CTCI & HEC Water Business Corporation – Taiwan
- ◆ Pu Ding Corporation – Taiwan

Real Estate Development

- ◆ Continental Development Corporation – Taiwan
- ◆ CEC Commercial Development Corporation – Taiwan





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