



BUND CENTER INVESTMENT LTD

Third Quarter Financial Statement And Dividend Announcement

A Condensed interim consolidated income statement and consolidated statement of comprehensive income

**UNAUDITED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

	Note	Ytd Sept 2021 S\$'000	Ytd Sept 2020 S\$'000	Change %	3rd Qtr 2021 S\$'000	3rd Qtr 2020 S\$'000	Change %
Revenue	E4	60,747	48,366	25.6	20,458	19,430	5.3
Cost of sales		<u>(38,012)</u>	<u>(31,268)</u>	21.6	<u>(12,405)</u>	<u>(11,336)</u>	9.4
Gross profit		<u>22,735</u>	<u>17,098</u>	33.0	<u>8,053</u>	<u>8,094</u>	(0.5)
Operating expenses							
Selling expenses		(3,020)	(1,559)	93.7	(830)	(713)	16.4
General and administrative expenses		<u>(12,274)</u>	<u>(10,768)</u>	14.0	<u>(3,864)</u>	<u>(4,077)</u>	(5.2)
Total operating expenses		<u>(15,294)</u>	<u>(12,327)</u>	24.1	<u>(4,694)</u>	<u>(4,790)</u>	(2.0)
Operating profit		7,441	4,771	56.0	3,359	3,304	1.7
Financial income		3,913	2,831	38.2	1,199	1,157	3.6
Financial expenses		(3)	(6)	(50.0)	-	(2)	(100.0)
Other operating income		<u>3,016</u>	<u>3,596</u>	(16.1)	<u>120</u>	<u>3,806</u>	(96.8)
Profit before income tax	E5	14,367	11,192	28.4	4,678	8,265	(43.4)
Income tax	E6	<u>(5,884)</u>	<u>(4,182)</u>	40.7	<u>(1,637)</u>	<u>(2,305)</u>	(29.0)
Total profit for the period		<u>8,483</u>	<u>7,010</u>	21.0	<u>3,041</u>	<u>5,960</u>	(49.0)
Profit for the period attributable to:							
Owners of the Company		8,320	6,923	20.2	2,951	5,838	(49.5)
Non-controlling interests		<u>163</u>	<u>87</u>	87.4	<u>90</u>	<u>122</u>	(26.2)
		<u>8,483</u>	<u>7,010</u>	21.0	<u>3,041</u>	<u>5,960</u>	(49.0)

A Condensed interim consolidated income statement and consolidated statement of comprehensive income (cont'd)

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

	Ytd Sept 2021 <u>S\$'000</u>	Ytd Sept 2020 <u>S\$'000</u>	3rd Qtr 2021 <u>S\$'000</u>	3rd Qtr 2020 <u>S\$'000</u>
Total profit for the period	8,483	7,010	3,041	5,960
Other comprehensive income:				
<u>Item that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency difference arising from consolidation, net of tax	<u>20,815</u>	<u>16,021</u>	<u>6,995</u>	<u>6,273</u>
Total comprehensive income for the period	<u>29,298</u>	<u>23,031</u>	<u>10,036</u>	<u>12,233</u>
Total comprehensive income attributable to:				
Owners of the Company	28,447	22,278	9,716	11,783
Non-controlling interests	<u>851</u>	<u>753</u>	<u>320</u>	<u>450</u>
	<u>29,298</u>	<u>23,031</u>	<u>10,036</u>	<u>12,233</u>

ADDITIONAL INFORMATION

	Ytd Sept 2021 <u>S\$'000</u>	Ytd Sept 2020 <u>S\$'000</u>	Change %	3rd Qtr 2021 <u>S\$'000</u>	3rd Qtr 2020 <u>S\$'000</u>	Change %
Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange (loss)/gain ("EBITDA")	31,351	24,368	28.7	10,233	11,125	(8.0)
Interest on borrowings	(3)	(6)	(50.0)	-	(2)	(100.0)
Depreciation and amortisation	(16,309)	(15,592)	4.6	(5,461)	(5,192)	5.2
Foreign exchange (loss)/gain	<u>(672)</u>	<u>2,422</u>	n.m.	<u>(94)</u>	<u>2,334</u>	n.m.
Profit before income tax	<u>14,367</u>	<u>11,192</u>	28.4	<u>4,678</u>	<u>8,265</u>	(43.4)

Note: n.m. – not meaningful

B Condensed interim statements of financial position

UNAUDITED STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		As at		As at	
		30/9/2021	31/12/2020	30/9/2021	31/12/2020
		S\$'000	S\$'000	S\$'000	S\$'000
Assets					
Current Assets					
Cash and cash equivalents		186,916	159,869	89	87
Trade receivables and other current assets		6,438	2,491	36,640	13,410
Inventories, at cost		346	402	-	-
		<u>193,700</u>	<u>162,762</u>	<u>36,729</u>	<u>13,497</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		179,881	180,415	-	-
Property, plant and equipment		140,639	140,822	-	-
Deferred tax assets		3,567	3,624	-	-
Deferred charges		541	535	-	-
		<u>324,628</u>	<u>325,396</u>	<u>410,659</u>	<u>410,659</u>
Total Assets		<u>518,328</u>	<u>488,158</u>	<u>447,388</u>	<u>424,156</u>
Liabilities and Equity					
Current Liabilities					
Trade and other payables		21,707	20,857	542	436
Income tax payable		1,361	1,953	-	-
Lease liability	E9	-	23	-	-
		<u>23,068</u>	<u>22,833</u>	<u>542</u>	<u>436</u>
Non-Current Liabilities					
Long-term liabilities		10,845	10,924	-	-
Deferred tax liabilities		3,472	2,756	-	-
		<u>14,317</u>	<u>13,680</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>37,385</u>	<u>36,513</u>	<u>542</u>	<u>436</u>
Equity Attributable to Owners of the Company					
Share capital	E10	105,784	105,784	105,784	105,784
Share premium		304,881	304,881	304,881	304,881
Treasury shares	E10	(1,498)	(1,498)	(1,498)	(1,498)
Asset revaluation reserve		65,175	65,175	-	-
Merger reserve		(133,639)	(133,639)	-	-
Foreign currency translation reserve		54,935	34,808	-	-
Retained earnings		69,082	60,762	37,679	14,553
		<u>464,720</u>	<u>436,273</u>	<u>446,846</u>	<u>423,720</u>
Non-Controlling Interests		16,223	15,372	-	-
Total Equity		<u>480,943</u>	<u>451,645</u>	<u>446,846</u>	<u>423,720</u>
Total Liabilities and Equity		<u>518,328</u>	<u>488,158</u>	<u>447,388</u>	<u>424,156</u>

C Condensed interim statements of changes in equity

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2021

The Group	← Attributable to Owners of the Company →							Total	Non-Controlling Interests	Total Equity
	Share Capital	Share Premium	Treasury Shares	Asset Revaluation Reserve	Merger Reserve	Foreign Currency Translation Reserve	Retained Earnings			
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 Jan 2021	105,784	304,881	(1,498)	65,175	(133,639)	34,808	60,762	436,273	15,372	451,645
Profit for the period	-	-	-	-	-	-	5,369	5,369	73	5,442
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	13,362	-	13,362	458	13,820
Total comprehensive income for the period	-	-	-	-	-	13,362	5,369	18,731	531	19,262
Balance as at 30 Jun 2021	105,784	304,881	(1,498)	65,175	(133,639)	48,170	66,131	455,004	15,903	470,907
Profit for the period	-	-	-	-	-	-	2,951	2,951	90	3,041
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	6,765	-	6,765	230	6,995
Total comprehensive income for the period	-	-	-	-	-	6,765	2,951	9,716	320	10,036
Balance as at 30 Sept 2021	105,784	304,881	(1,498)	65,175	(133,639)	54,935	69,082	464,720	16,223	480,943
Balance as at 1 Jan 2020	105,784	304,881	(1,498)	65,175	(133,639)	19,771	73,939	434,413	15,768	450,181
Profit for the period	-	-	-	-	-	-	1,085	1,085	(35)	1,050
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	9,410	-	9,410	338	9,748
Total comprehensive income for the period	-	-	-	-	-	9,410	1,085	10,495	303	10,798
Dividends paid	-	-	-	-	-	-	(7,588)	(7,588)	(561)	(8,149)
Balance as at 30 Jun 2020	105,784	304,881	(1,498)	65,175	(133,639)	29,181	67,436	437,320	15,510	452,830
Profit for the period	-	-	-	-	-	-	5,838	5,838	122	5,960
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	5,945	-	5,945	328	6,273
Total comprehensive income for the period	-	-	-	-	-	5,945	5,838	11,783	450	12,233
Dividend paid	-	-	-	-	-	-	-	-	(572)	(572)
Balance as at 30 Sept 2020	105,784	304,881	(1,498)	65,175	(133,639)	35,126	73,274	449,103	15,388	464,491

C Condensed interim statements of changes in equity (cont'd)

<u>The Company</u>	<u>Share Capital</u> S\$'000	<u>Share Premium</u> S\$'000	<u>Treasury Shares</u> S\$'000	<u>Retained Earnings</u> S\$'000	<u>Total</u> S\$'000
Balance as at 1 Jan 2021	105,784	304,881	(1,498)	14,553	423,720
Total comprehensive income for the period	-	-	-	120	120
Balance as at 30 Jun 2021	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>14,673</u>	<u>423,840</u>
Total comprehensive income for the period	-	-	-	23,006	23,006
Balance as at 30 Sept 2021	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>37,679</u>	<u>446,846</u>
Balance as at 1 Jan 2020	105,784	304,881	(1,498)	22,561	431,728
Total comprehensive income for the period	-	-	-	727	727
Dividend paid for 2019	-	-	-	(7,588)	(7,588)
Balance as at 30 Jun 2020	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>15,700</u>	<u>424,867</u>
Total comprehensive income for the period	-	-	-	14,961	14,961
Balance as at 30 Sept 2020	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>30,661</u>	<u>439,828</u>

D Condensed interim consolidated statements of cash flows

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2021

	Ytd Sept 2021 <u>S\$'000</u>	Ytd Sept 2020 <u>S\$'000</u>	3rd Qtr 2021 <u>S\$'000</u>	3rd Qtr 2020 <u>S\$'000</u>
Cash flows from operating activities				
Profit for the period	8,483	7,010	3,041	5,960
Adjustments for:				
Depreciation of property, plant and equipment	6,831	6,681	2,271	2,222
Depreciation of investment properties	9,461	8,895	3,184	2,965
Amortisation of deferred charges	17	16	6	5
Allowance for/(Reversal of) impairment loss on trade receivables	2	(3)	(2)	1
Changes in fair value of financial assets at fair value through profit or loss	-	22	-	-
Property, plant and equipment written off	2	6	2	6
Interest income	(3,913)	(2,831)	(1,199)	(1,157)
Interest expense	3	6	-	2
Unrealised foreign exchange gain	(383)	(3,115)	(204)	(2,367)
Income tax expenses	5,884	4,182	1,637	2,305
Operating cash flows before working capital changes	26,387	20,869	8,736	9,942
Changes in working capital:				
Trade receivables and other current assets	(2,093)	(904)	(1,354)	(15)
Inventories	56	(10)	13	3
Trade and other payables	771	(5,361)	1,408	(1,281)
Cash generated from operations	25,121	14,594	8,803	8,649
Income tax paid	(5,723)	(6,977)	(2,389)	(2,098)
Interest received	2,057	2,841	198	1,178
Interest paid	(3)	(6)	-	(2)
Net cash from operating activities	21,452	10,452	6,612	7,727
Cash flows from investing activities				
Capital expenditure on property, plant and equipment	(502)	(241)	(113)	(61)
Capital expenditure on investment properties	(1,062)	(25)	(876)	(2)
Proceeds from sale of short-term investments	-	1,401	-	-
Net cash (used in)/generated from investing activities	(1,564)	1,135	(989)	(63)
Cash flows from financing activities				
Payments of lease liability	(23)	(52)	-	(17)
Payment of dividends to owner of the Company	-	(7,588)	-	-
Payment of dividends to non-controlling shareholders	-	(1,133)	-	(572)
Net cash used in financing activities	(23)	(8,773)	-	(589)
Net increase in cash and cash equivalents	19,865	2,814	5,623	7,075
Cash and cash equivalents at beginning of the period	159,869	159,522	178,630	158,908
Effect of exchange rate changes on balances of cash held in foreign currencies	7,182	5,921	2,663	2,274
Cash and cash equivalents at end of the period	186,916	168,257	186,916	168,257

E Notes to the condensed interim consolidated financial statements

1 Corporate information

Bund Center Investment Ltd (the “Company”) is listed on the Singapore Exchange and was incorporated on 5 August 2009 under the Companies Act 1981 of Bermuda as an exempted company with limited liability. The registered office of the Company is at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and the principal places of business of the Group are located at Shanghai and Ningbo, the People’s Republic of China (“PRC”). The Company is principally engaged as an investment holding company. These condensed interim consolidated financial statements as at and for nine months ended 30 September 2021 comprise the condensed financial statements of the Company and its subsidiaries (the “Group”).

2 Basis of preparation

The condensed interim consolidated financial statements of the Group for nine months ended 30 September 2021, have been prepared in accordance with International Accounting Standard (“IAS”) 34, *Interim Financial Reporting*.

The condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance since the last annual financial statements for the year ended 31 December 2020.

The condensed interim consolidated financial statements are presented in Singapore dollars have been rounded to the nearest thousand (S\$’000) unless otherwise indicated.

2.1 New and revised International Financial Reporting Standards (“IFRSs”)

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with the IFRSs, except for the adoption of new and revised IFRSs effective for annual periods beginning on 1 January 2021. The adoption of the new and revised IFRSs has had no material financial impact on the condensed interim financial statements of the Group. The Group has not early adopted any other new and revised IFRSs that have been issued but are not yet effective.

2.2 Use of judgement and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of the Group’s accounting policies and the reported amounts of assets, liabilities, income and expenses. Although these estimates are based on management’s best knowledge of current events and actions, actual results may actually differ from these estimates. The significant judgements made in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2020.

Estimates and underlying assumptions are reviewed on an ongoing basis. Financial impact arising from revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

3 Seasonal operations

The Group’s businesses are not affected significantly by seasonal or cyclical factors during the financial period.

4 Segment and revenue information

An analysis of the Group’s revenue for the year disaggregated by type of revenue streams and by reportable segments is as follows:

	Group	
	<u>Ytd Sept 2021</u>	<u>Ytd Sept 2020</u>
	S\$’000	S\$’000
Hotel revenue	24,110	12,225
Property leasing income	36,637	36,141
	<u>60,747</u>	<u>48,366</u>

E Notes to the condensed interim consolidated financial statements (cont'd)

4 Segment and revenue information (cont'd)

	Segment Profit	
	<u>Ytd Sept 2021</u> S\$'000	<u>Ytd Sept 2020</u> S\$'000
Hotel	370	(3,574)
Property leasing	29,297	27,697
	<u>29,667</u>	<u>24,123</u>
Depreciation and amortisation expenses	(16,309)	(15,592)
Interest income	3,913	2,831
Interest expense	(3)	(6)
Foreign exchange (loss)/gain	(672)	2,422
Certain administrative expenses not allocated	(2,229)	(2,586)
Profit before income tax	<u>14,367</u>	<u>11,192</u>
	<u>As at 30 September 2021</u>	
	<u>Segment assets</u> S\$'000	<u>Segment liabilities</u> S\$'000
Hotel	145,582	4,804
Property leasing	346,159	49,944
Total segment assets/liabilities	<u>491,741</u>	<u>54,748</u>
Other unallocated assets/liabilities	482,405	439,436
Elimination of inter-segment receivables/payables	(455,818)	(456,799)
Total assets/liabilities	<u>518,328</u>	<u>37,385</u>

5 Profit before income tax

Significant items

	<u>Ytd Sept 2021</u> S\$'000	<u>Ytd Sept 2020</u> S\$'000
Depreciation of investment properties	9,461	8,895
Depreciation of property, plant and equipment	6,831	6,681
Foreign exchange (loss)/gain	(672)	2,422

Related party transactions

There are no material related party transactions during the financial period.

6 Income tax

	<u>Ytd Sept 2021</u> S\$'000	<u>Ytd Sept 2020</u> S\$'000
Current income tax expense	4,954	5,291
Deferred income tax expense/(credit)	930	(1,109)
	<u>5,884</u>	<u>4,182</u>

7 Earnings per share

	<u>Ytd Sept 2021</u>	<u>Ytd Sept 2020</u>	<u>3rd Qtr 2021</u>	<u>3rd Qtr 2020</u>
Earnings per ordinary share for the period:-				
(i) Based on weighted average number of ordinary shares	SGD1.10cents	SGD0.91cents	SGD0.39cents	SGD0.77cents
- Weighted average numbers of shares	758,768,832	758,768,832	758,768,832	758,768,832
(ii) On a fully diluted basis	Not applicable	Not applicable	Not applicable	Not applicable

E Notes to the condensed interim consolidated financial statements (cont'd)

8 Net asset value per share

	The Group		The Company	
	As at 30 Sept 2021	As at 31 Dec 2020	As at 30 Sept 2021	As at 31 Dec 2020
Net asset value per ordinary share based on existing issued share capital of 758,768,832	S\$0.63	S\$0.60	S\$0.59	S\$0.56

9 Borrowings

	As at 30/9/2021			As at 31/12/2020		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Amount repayable in one year or less, or on demand	-	-	-	23	-	23
Total	-	-	-	23	-	23

As at 31 December 2020, the secured borrowings (lease liabilities) were collateralised by certain property, plant and equipment.

10 Share Capital and Treasury Shares

<u>Group and Company</u>	<u>No. of ordinary shares</u>		<u>Amount</u>	
	<u>Issued share capital</u>	<u>Treasury shares</u>	<u>Share capital</u> S\$'000	<u>Treasury shares</u> S\$'000
Balance as at 31 December 2020 and 30 September 2021	<u>760,489,859</u>	<u>(1,721,027)</u>	<u>105,784</u>	<u>(1,498)</u>

There were no movements in the Company's issued capital since 30 September 2020.

F Other information required by Listing Rule Appendix 7.2

1 Review

The condensed interim consolidated statement of financial position of Bund Center Investment Ltd (the "Company") and its subsidiaries as at 30 September 2021 and the related condensed consolidated income statements and statement of other comprehensive income, condensed statement of changes in equity and condensed statement of cash flows for the nine months then ended and certain explanatory notes have not been audited or reviewed.

2 Review of performance of the Group

Revenue and gross profit breakdown by segment:

	Ytd Sept 2021 S\$'000	Ytd Sept 2020 S\$'000	Change %
Revenue from:			
Hotel	24,110	12,225	97.2
Property leasing	<u>36,637</u>	<u>36,141</u>	1.4
Total revenue	<u>60,747</u>	<u>48,366</u>	25.6
Gross Profit/(Loss) from:			
Hotel	2,890	(3,499)	n.m.
Property leasing	<u>19,845</u>	<u>20,597</u>	(3.7)
Total gross profit	<u>22,735</u>	<u>17,098</u>	33.0
Gross Profit/(Loss) Margin			
Hotel	12.0%	(28.6%)	40.6
Property leasing	54.2%	57.0%	(2.8)
Overall	<u>37.4%</u>	<u>35.4%</u>	2.0

Note: n.m. – not meaningful.

F Other information required by Listing Rule Appendix 7.2 (cont'd)

REVIEW OF PERFORMANCE FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2021

Revenue of the Group was higher at S\$60.7 million for the nine months ended 30 September 2021 ("9M2021"), primarily attributable to higher hotel revenue. EBITDA and net profit for the period were S\$31.4 million and S\$8.5 million respectively as compared to S\$24.4 million and S\$7.0 million respectively in the previous corresponding period ("9M2020").

REVENUE

The Group's revenue increased by 25.6% from S\$48.4 million in 9M2020 to S\$60.7 million. This was mainly attributable to the resumption of hotel operations after a temporary suspension of business activities in the first half year of 2020 in compliance with the mandatory measure to help prevent the spread of the COVID-19 virus. Compared to 9M2020, hotel revenue for the current period almost doubled from S\$12.2 million to S\$24.1 million as a result of the improved average occupancy rate by 25.7% to 54.6% in 9M2021 driven by higher domestic demand.

Leasing income increased marginally to S\$36.6 million in the current period mainly contributed by higher leasing income from our retail complex. Despite improved leasing income, the operating environment for leasing operations remained highly competitive. The Group will continue to adopt flexible and aggressive marketing strategies to attract potential tenants and to retain the existing tenants.

GROSS PROFIT

The Group's gross profit increased from S\$17.1 million in 9M2020 to S\$22.7 million in 9M2021 mainly contributed by higher hotel revenue. Consequently, the Group's gross profit margin improved from 35.4% in 9M2020 to 37.4%.

OPERATING EXPENSES

Total operating expenses increased from S\$12.3 million in 9M2020 to S\$15.3 million in the current period. Selling expenses increased by S\$1.5 million in the current period mainly due to higher agent commission expenses and higher advertising and promotion expenses following the increased operating activities. General and administrative expenses increased by S\$1.5 million in the current period mainly due to increases in management fee to hotel operator, salaries costs, as well as utilities, repair and maintenance expenses in view of the resumption of hotel activities.

FINANCIAL INCOME

Financial income increased from S\$2.8 million in 9M2020 to S\$3.9 million in the current period mainly in line with higher average time deposits.

OTHER OPERATING INCOME

Net other operating income mainly comprised business assistance grants, advertising income and other miscellaneous income, foreign exchange (loss)/gain, net of donation made. The Group recorded a lower net operating income of S\$3.0 million in 9M2021 as compared to S\$3.6 million in 9M2020, mainly due to unrealised foreign exchange differences and lower donation made. The Group recorded a foreign exchange loss of S\$0.7 million in 9M2021 as compared to gain of S\$2.4 million in the corresponding period mainly due to unrealised translation differences arising from inter-company balances.

INCOME TAX

Income tax comprised withholding tax and corporate income tax derived by applying the varying statutory tax rates of the different countries in which the Group operates on its taxable profit and taxable temporary difference. No group relief is available for set-off of taxable profits against tax losses of companies within the Group. The current period's income tax expense was higher at S\$5.9 million mainly due to higher taxable income in certain subsidiaries in line with the improved operating results, coupled with higher non-deductible expenses.

F Other information required by Listing Rule Appendix 7.2 (cont'd)

REVIEW OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2021

ASSETS

The Group's total assets of S\$518.3 million mainly consist of investment properties of S\$179.9 million; property, plant and equipment of S\$140.6 million and cash and cash equivalents of S\$186.9 million. Total assets increased by S\$30.2 million as compared to S\$488.2 million as at 31 December 2020 mainly attributable to translation effect of strengthening of Chinese Renminbi ("RMB") against Singapore dollars, as well as higher cash and cash equivalents.

LIABILITIES

As compared to the previous year end, the Group's total liabilities increased by S\$0.9 million to S\$37.4 million as at 30 September 2021 mainly due to higher advances and deposits received from tenants.

REVIEW OF CASH FLOWS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2021

The Group recorded a net cash generated from operating activities of S\$21.5 million in 9M2021 as compared to S\$10.5 million in the previous corresponding period. This was mainly due to improved operating performance and lower cash used in working capital during the current period.

Net cash used in investing activities of S\$1.6 million related to capital expenditure incurred on fixed assets and properties.

3 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

Not applicable.

4 A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The outbreak of the COVID-19 Delta variant and the Chinese Government's stringent lockdown measures and travel policies could affect the recovery of business demand activity to pre-pandemic levels. Nonetheless, the Group is monitoring the developments and adjusting its business strategies on developing domestic market. The Group will continue to institute, without any complacency, a series of precautionary health and hygiene measures, including the stepping up of cleaning and disinfection of facilities and necessary temperature screening test of its employees, tenants and guests.

5 Dividend

(a) Current Financial Period Reported On

Any ordinary dividend declared for the current financial period reported on? Yes

Name of Dividend:	Interim dividend
Dividend Type:	Cash
Dividend Amount per share:	S\$0.03 per ordinary share
Tax Rate:	Tax not applicable

F Other information required by Listing Rule Appendix 7.2 (cont'd)

5 Dividend (cont'd)

(b) Corresponding Period of the Immediately Preceding Financial Year

Name of Dividend:	Interim dividend
Dividend Type:	Cash
Dividend Amount per share:	S\$0.02 per ordinary share
Date of Payment:	1 December 2020
Tax Rate:	Tax not applicable

(c) Date payable

The interim dividend will be paid on 30 November 2021.

(d) Record date

5.00 p.m. on 23 November 2021.

6 Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during the nine months ended 30 September 2021.

7 Confirmation pursuant to the rule 720(1) of the listing manual

The Company confirms that it has procured undertakings from all its directors and executive officers in the form set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

8 Confirmation pursuant to the rule 705(5) of the listing manual

We, Frankle (Djafar) Widjaja and Chew Yow Foo, being two directors of Bund Center Investment Ltd (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of their knowledge, nothing has come to their attention which would render the third quarter and nine months ended 30 September 2021 unaudited financial results to be false or misleading.

On behalf of the board of directors

Frankle (Djafar) Widjaja
Director

Chew Yow Foo
Director

BY ORDER OF THE BOARD

Frankle (Djafar) Widjaja
Director
11 November 2021

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 11 November 2021 to the SGX