



# BUND CENTER INVESTMENT LTD

## Half Year Financial Statement And Dividend Announcement

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

#### UNAUDITED CONSOLIDATED INCOME STATEMENT FOR HALF YEAR ENDED 30 JUNE 2025

	<u>Note</u>	<u>1st Half 2025</u> <u>S\$'000</u>	<u>1st Half 2024</u> <u>S\$'000</u>	<u>Change</u> <u>%</u>
<b>Revenue</b>	E4	40,061	42,340	(5.4)
Cost of sales		(23,106)	(23,869)	(3.2)
Gross profit		16,955	18,471	(8.2)
Operating expenses				
Selling expenses		(2,070)	(1,993)	3.9
General and administrative expenses		(9,013)	(9,021)	(0.1)
Total operating expenses		(11,083)	(11,014)	0.6
Operating profit		5,872	7,457	(21.3)
Finance income		2,532	3,170	(20.1)
Financial expenses		(9)	(9)	-
Other operating (expenses)/income		(1,722)	669	n.m.
<b>Profit before income tax</b>	E5	6,673	11,287	(40.9)
Income tax	E6	(3,681)	(4,242)	(13.2)
<b>Total profit for the period</b>		2,992	7,045	(57.5)
<b>Profit for the period attributable to:</b>				
Owners of the Company		2,794	6,816	(59.0)
Non-controlling interests		198	229	(13.5)
		2,992	7,045	(57.5)

Note: n.m. – not meaningful

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

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR HALF YEAR ENDED 30 JUNE 2025**

	<b>1st Half 2025 S\$'000</b>	<b>1st Half 2024 S\$'000</b>
Total profit for the period	2,992	7,045
Other comprehensive (loss)/income		
<i>Item that may be reclassified subsequently to profit or loss:</i>		
Foreign currency translation differences on consolidation, net of tax	(14,141)	4,498
<b>Total comprehensive (loss)/income for the period</b>	<b>(11,149)</b>	<b>11,543</b>
<b>Total comprehensive (loss)/income attributable to:</b>		
Owners of the Company	(10,901)	11,244
Non-controlling interests	(248)	299
	<b>(11,149)</b>	<b>11,543</b>

**ADDITIONAL INFORMATION**

	<b>1st Half 2025 S\$'000</b>	<b>1st Half 2024 S\$'000</b>	<b>Change %</b>
<b>Earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange loss ("EBITDA")</b>	21,380	22,815	(6.3)
Lease interest	(9)	(9)	-
Depreciation and amortisation	(10,518)	(10,297)	2.1
Foreign exchange loss	(4,180)	(1,222)	242.1
<b>Profit before income tax</b>	<b>6,673</b>	<b>11,287</b>	<b>(40.9)</b>

## B Condensed interim statements of financial position

### UNAUDITED STATEMENTS OF FINANCIAL POSITION

		Group		Company	
		As at		As at	
	Note	30/06/2025	31/12/2024	30/06/2025	31/12/2024
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Assets</b>					
Current Assets					
Cash and bank balances		174,679	168,718	82,266	88,432
Trade receivables and other current assets	E9	7,113	8,292	10,275	8,660
Inventories, at cost		259	268	-	-
		<u>182,051</u>	<u>177,278</u>	<u>92,541</u>	<u>97,092</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		115,802	126,414	-	-
Property, plant and equipment		99,682	106,476	-	-
Deferred tax assets		2,088	2,310	-	-
Deferred charges		389	417	-	-
		<u>217,961</u>	<u>235,617</u>	<u>410,659</u>	<u>410,659</u>
<b>Total Assets</b>		<b><u>400,012</u></b>	<b><u>412,895</u></b>	<b><u>503,200</u></b>	<b><u>507,751</u></b>
<b>Liabilities and Equity</b>					
Current Liabilities					
Trade and other payables		18,694	19,498	5	259
Income tax payable		1,948	1,989	-	-
Lease liability	E10	140	140	-	-
		<u>20,782</u>	<u>21,627</u>	<u>5</u>	<u>259</u>
Non-Current Liabilities					
Long-term liabilities		9,857	9,227	-	-
Deferred tax liabilities		4,151	3,550	-	-
Lease liability	E10	280	350	-	-
		<u>14,288</u>	<u>13,127</u>	<u>-</u>	<u>-</u>
<b>Total Liabilities</b>		<b><u>35,070</u></b>	<b><u>34,754</u></b>	<b><u>5</u></b>	<b><u>259</u></b>
Equity Attributable to Owners of the Company					
Share capital	E11	105,784	105,784	105,784	105,784
Share premium		304,881	304,881	304,881	304,881
Treasury shares	E11	(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		(4,847)	8,848	-	-
Retained earnings		21,132	18,338	94,028	98,325
		<u>356,988</u>	<u>367,889</u>	<u>503,195</u>	<u>507,492</u>
Non-controlling interests		7,954	10,252	-	-
<b>Total Equity</b>		<b><u>364,942</u></b>	<b><u>378,141</u></b>	<b><u>503,195</u></b>	<b><u>507,492</u></b>
<b>Total Liabilities and Equity</b>		<b><u>400,012</u></b>	<b><u>412,895</u></b>	<b><u>503,200</u></b>	<b><u>507,751</u></b>

## C Condensed interim statements of changes in equity

### UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR HALF YEAR ENDED 30 JUNE 2025

Group	Attributable to Owners of the Company								Non-Controlling Interests	Total Equity
	Share Capital	Share Premium	Treasury Shares	Asset Revaluation Reserve	Merger Reserve	Foreign Currency Translation Reserve	Retained Earnings	Total		
	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 2025	105,784	304,881	(1,498)	65,175	(133,639)	8,848	18,338	367,889	10,252	378,141
Profit for the period	-	-	-	-	-	-	2,794	2,794	198	2,992
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(13,695)	-	(13,695)	(446)	(14,141)
Total comprehensive loss for the period	-	-	-	-	-	(13,695)	2,794	(10,901)	(248)	(11,149)
Return of capital payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(2,050)	(2,050)
Balance as at 30 Jun 2025	105,784	304,881	(1,498)	65,175	(133,639)	(4,847)	21,132	356,988	7,954	364,942
Balance as at 1 Jan 2024	105,784	304,881	(1,498)	65,175	(133,639)	5,936	15,396	362,035	12,951	374,986
Profit for the period	-	-	-	-	-	-	6,816	6,816	229	7,045
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	4,428	-	4,428	70	4,498
Total comprehensive income for the period	-	-	-	-	-	4,428	6,816	11,244	299	11,543
Capital returned to non-controlling shareholders	-	-	-	-	-	-	-	-	(2,714)	(2,714)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	-	(460)	(460)
Balance as at 30 Jun 2024	105,784	304,881	(1,498)	65,175	(133,639)	10,364	22,212	373,279	10,076	383,355

Company	Share Capital	Share Premium	Treasury Shares	Retained Earnings	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 Jan 2025	105,784	304,881	(1,498)	98,325	507,492
Total comprehensive loss for the period	-	-	-	(4,297)	(4,297)
Balance as at 30 Jun 2025	105,784	304,881	(1,498)	94,028	503,195
Balance as at 1 Jan 2024	105,784	304,881	(1,498)	14,075	423,242
Total comprehensive income for the period	-	-	-	95,213	95,213
Balance as at 30 Jun 2024	105,784	304,881	(1,498)	109,288	518,455

## D Condensed interim consolidated statements of cash flows

### UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2025

	1st Half 2025 <u>S\$'000</u>	1st Half 2024 <u>S\$'000</u>
<b>Cash flows from operating activities</b>		
<b>Profit for the period</b>	2,992	7,045
Adjustments for:		
Depreciation of investment properties	5,941	6,065
Depreciation of property, plant and equipment	4,567	4,221
Amortisation of deferred charges	10	11
Reversal of allowance for expected credit loss on trade receivables	-	(2)
Property, plant and equipment written off	326	7
Interest income	(2,532)	(3,170)
Interest expense	9	9
Unrealised foreign exchange loss	4,791	1,604
Income tax expenses	3,681	4,242
<b>Operating cash flows before working capital changes</b>	19,785	20,032
Changes in working capital:		
Trade receivables and other current assets	1,409	(842)
Inventories	9	12
Trade and other payables	(3,124)	(1,737)
Cash generated from operations	18,079	17,465
Interest received	2,302	2,410
Interest paid	(9)	(9)
Income tax paid	(2,840)	(5,534)
<b>Net cash from operating activities</b>	17,532	14,332
<b>Cash flows from investing activities</b>		
Capital expenditure on property, plant and equipment	(1,848)	(355)
Capital expenditure on investment properties	(266)	(470)
Placement of time deposits with maturity more than 3 months	-	(43,758)
<b>Net cash used in investing activities</b>	(2,114)	(44,583)
<b>Cash flows from financing activities</b>		
Payments of lease liability	(70)	(70)
Capital returned to non-controlling shareholders	-	(2,714)
Payment of dividends to non-controlling shareholders	-	(460)
<b>Net cash used in financing activities</b>	(70)	(3,244)
Net increase/(decrease) in cash and cash equivalents	15,348	(33,495)
Cash and cash equivalents at the beginning of period	168,718	151,485
Effect of exchange rate changes on balances of cash held in foreign currencies	(9,387)	1,555
<b>Cash and cash equivalents at the end of period</b>	174,679	119,545
<b>Note:</b>	<b>As at 30/06/2025 S\$'000</b>	<b>As at 30/06/2024 S\$'000</b>
Cash and bank balances	174,679	163,303
Time deposits with maturity more than 3 months	-	(43,758)
Cash and cash equivalents per consolidated statement of cash flows	174,679	119,545

## **E Notes to the condensed interim consolidated financial statements**

### **1 Corporate information**

Bund Center Investment Ltd (the “Company”) was incorporated on 5 August 2009 under the Companies Act 1981 of Bermuda as an exempted company with limited liability and is listed on the Singapore Exchange.

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 half year ended 30 June 2025 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 half year ended 30 June 2025, 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 financial performance since the last annual financial statements for the financial year ended 31 December 2024.

The condensed interim consolidated financial statements are presented in Singapore dollars and 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 2025. 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 consolidated 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 of the Group for the financial year ended 31 December 2024.

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 current financial period.

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

### 4 Segment and revenue information

An analysis of the Group's revenue for the current financial period disaggregated by type of revenue streams and by reportable segments is as follows:

	<b>Segment Revenue</b>	
	<b><u>1st Half 2025</u></b>	<b><u>1st Half 2024</u></b>
	<b>S\$'000</b>	<b>S\$'000</b>
Hotel revenue	23,581	23,892
Property leasing income	16,480	18,448
	<u>40,061</u>	<u>42,340</u>

	<b>Segment Profit</b>	
	<b><u>1st Half 2025</u></b>	<b><u>1st Half 2024</u></b>
	<b>S\$'000</b>	<b>S\$'000</b>
Hotel	7,963	7,439
Property leasing	12,573	14,017
	<u>20,536</u>	<u>21,456</u>
Depreciation and amortisation expenses	(10,518)	(10,297)
Interest income	2,532	3,170
Interest expense	(9)	(9)
Foreign exchange loss	(4,180)	(1,222)
Certain administrative expenses not allocated	(1,688)	(1,811)
Profit before income tax	<u>6,673</u>	<u>11,287</u>

	<b>As at 30/06/2025</b>	
	<b><u>Segment assets</u></b>	<b><u>Segment liabilities</u></b>
	<b>S\$'000</b>	<b>S\$'000</b>
Hotel	101,791	3,124
Property leasing	213,689	45,765
Total segment assets/liabilities	<u>315,480</u>	<u>48,889</u>
Other unallocated assets/liabilities	428,316	330,150
Elimination of inter-segment receivables/payables	<u>(343,784)</u>	<u>(343,969)</u>
Total assets/liabilities	<u>400,012</u>	<u>35,070</u>

### 5 Profit before income tax

#### Significant items

	<b><u>1st Half 2025</u></b>	<b><u>1st Half 2024</u></b>
	<b>S\$'000</b>	<b>S\$'000</b>
Depreciation of investment properties	5,941	6,065
Depreciation of property, plant and equipment	4,567	4,221
Property, plant and equipment written off	326	7
Foreign exchange loss	<u>4,180</u>	<u>1,222</u>

#### Related party transactions

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

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

### 6 Income tax

	<b><u>1st Half 2025</u></b> <b>S\$'000</b>	<b><u>1st Half 2024</u></b> <b>S\$'000</b>
Current income tax expense	2,954	3,244
Deferred income tax expense/(credit)	727	(393)
Withholding tax expenses	-	1,391
	<u>3,681</u>	<u>4,242</u>

### 7 Earnings per share

Earnings per ordinary share for the period:

(i) Based on weighted average number of ordinary shares

- Weighted average number of ordinary shares

(ii) On a fully diluted basis

<b><u>1st Half 2025</u></b>	<b><u>1st Half 2024</u></b>
SGD0.37cents	SGD0.90cents
758,768,832	758,768,832
Not applicable	Not applicable

### 8 Net asset value per share

Net asset value per ordinary share based on existing issued ordinary shares of 758,768,832

<b><u>Group</u></b>		<b><u>Company</u></b>	
<b><u>As at</u></b> <b><u>30/06/2025</u></b>	<b><u>As at</u></b> <b><u>31/12/2024</u></b>	<b><u>As at</u></b> <b><u>30/06/2025</u></b>	<b><u>As at</u></b> <b><u>31/12/2024</u></b>
S\$0.48	S\$0.50	S\$0.66	S\$0.67

### 9 Trade receivables and other current assets

	<b><u>Group</u></b>		<b><u>Company</u></b>	
	<b><u>As at</u></b> <b><u>30/06/2025</u></b> <b>S\$'000</b>	<b><u>As at</u></b> <b><u>31/12/2024</u></b> <b>S\$'000</b>	<b><u>As at</u></b> <b><u>30/06/2025</u></b> <b>S\$'000</b>	<b><u>As at</u></b> <b><u>31/12/2024</u></b> <b>S\$'000</b>
Trade receivables	2,530	2,695	-	-
Less: Loss allowance	(1,391)	(1,454)	-	-
	<u>1,139</u>	<u>1,241</u>	<u>-</u>	<u>-</u>
Other receivables from:				
- Subsidiaries	-	-	10,246	8,599
- Third parties	4,738	5,055	-	-
Deposits	206	236	-	-
Recoverables	173	158	-	-
Prepayments	857	1,602	29	61
	<u>7,113</u>	<u>8,292</u>	<u>10,275</u>	<u>8,660</u>

### 10 Lease liability

	<b><u>Group</u></b>	
	<b><u>As at</u></b> <b><u>30/06/2025</u></b> <b>S\$'000</b>	<b><u>As at</u></b> <b><u>31/12/2024</u></b> <b>S\$'000</b>
Amount repayable in one year or less	140	140
Amount repayable after one year	280	350
	<u>420</u>	<u>490</u>

During the current financial period, there is no additions to property, plant and equipment acquired under leasing arrangement.



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

### 11 Share capital and treasury shares

<u>Group and Company</u>	<u>No. of ordinary shares</u>		<u>Amount</u>	
	<u>Issued shares</u>	<u>Treasury shares</u>	<u>Share capital S\$'000</u>	<u>Treasury shares S\$'000</u>
Balance as at 31 December 2024 and 30 June 2025	<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 share capital since 30 June 2024.

## 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 (the "Group") as at 30 June 2025 and the related condensed consolidated income statement and statement of other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the half year 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:

	<u>1st Half 2025 S\$'000</u>	<u>1st Half 2024 S\$'000</u>	<u>Change %</u>
<b>Revenue:</b>			
Hotel	23,581	23,892	(1.3)
Property leasing	<u>16,480</u>	<u>18,448</u>	(10.7)
Total revenue	<u>40,061</u>	<u>42,340</u>	(5.4)
<b>Gross Profit:</b>			
Hotel	10,494	10,344	1.5
Property leasing	<u>6,461</u>	<u>8,127</u>	(20.5)
Total gross profit	<u>16,955</u>	<u>18,471</u>	(8.2)
<b>Gross Profit Margin</b>			
Hotel	44.5%	43.3%	1.2
Property leasing	39.2%	44.1%	(4.9)
Overall	<u>42.3%</u>	<u>43.6%</u>	(1.3)

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

### **REVIEW OF PERFORMANCE FOR HALF YEAR ENDED 30 JUNE 2025**

The Group reported revenue of S\$40.1 million and earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange loss ("EBITDA") of S\$21.4 million for the half year ended 30 June 2025 ("HY2025"), compared to S\$42.3 million and S\$22.8 million, respectively, in the previous corresponding period ("HY2024"). The decline in both revenue and EBITDA was primarily due to lower leasing income and the impact of foreign exchange fluctuations, partially offset by continued cost management and operational efficiency.

#### **REVENUE**

The Group's revenue decreased from S\$42.3 million in HY2024 to S\$40.1 million in HY2025, mainly due to lower leasing income. Leasing income from investment properties declined by 10.7% from S\$18.4 million to S\$16.5 million, reflecting continued pressure from a highly competitive operating environment.

Hotel operations continued to benefit from the rebound in travel demand from both domestic and international visitors. In Renminbi ("RMB") terms, hotel revenue increased; however, when translated into Singapore dollars ("SGD"), the weaker RMB during the current financial period resulted in a marginal decline, with reported revenue at S\$23.6 million in HY2025.

#### **GROSS PROFIT**

The Group's gross profit was S\$17.0 million in HY2025, compared to S\$18.5 million in HY2024, reflecting an 8.2% reduction mainly due to lower leasing income. While cost of sales decreased by 3.2%, certain components such as depreciation, remained relatively fixed, resulting in the gross profit margin easing to 42.3% from 43.6%.

#### **FINANCIAL INCOME**

Financial income was S\$2.5 million for HY2025, compared to S\$3.2 million in HY2024, in line with the lower deposit interest rate environment.

#### **OTHER OPERATING (EXPENSES)/INCOME**

The Group recorded net other operating expenses of S\$1.7 million in HY2025, compared to net other operating income of S\$0.7 million HY2024. The variance was mainly attributable to higher unrealised foreign exchange losses, partially offset by government business assistance grants received in the current financial period, which were not received during the same period last year.

### **REVIEW OF FINANCIAL POSITION AS AT 30 JUNE 2025**

#### **ASSETS**

As at 30 June 2025, the Group's total assets was stood at S\$400.0 million, comprising mainly S\$115.8 million in investment properties, S\$99.7 million in property, plant and equipment, and S\$174.7 million in cash and bank balances. This represents a decrease of S\$12.9 million from S\$412.9 million as at 31 December 2024, primarily due to the weakening of RMB against SGD and lower carrying amounts of investment properties and property, plant and equipment from the net effect of asset additions, written off and depreciation, partially offset by higher cash and bank balances.

#### **LIABILITIES**

The Group's total liabilities increased marginally from S\$34.8 million as at 31 December 2024 to S\$35.1 million as at 30 June 2025, mainly due to higher deferred tax liabilities arising from unremitted earnings of an overseas subsidiary.

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

**REVIEW OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2025**

Net cash generated from operating activities increased to S\$17.5 million in HY2025, primarily due to lower cash outflows from working capital changes and reduced income tax payment during the current financial period.

Net cash used in investing activities amounted to S\$2.1 million, mainly for capital expenditures on investment properties and property, plant and equipment to support operations and asset enhancements.

Net cash used in financing activities was S\$70,000, relating to the repayment of lease liability.

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

Not applicable.

**3A Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion, (a) updates on the efforts taken to resolve each outstanding audit issue; (b) confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed. This is not required for any audit issue that is a material uncertainty relating to going concern**

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 Group primarily operates in Shanghai office leasing and hospitality sectors, both of which remain highly competitive.

In the office leasing segment, rental rates in Shanghai's central business districts (CBD) remain under competitive pressure as a result of new supply. The Group proactively engages tenants, enhances facilities, and undertakes targeted leasing activities to support occupancy levels.

The hospitality market has shown measured recovery in 2025, supported by increased domestic and international tourist arrivals. Nevertheless, competition remains strong amid new supply and aggressive pricing strategies by competitors. The Group's hotel segment maintained steady performance through disciplined pricing, operational efficiency, cost control, and initiatives to enhance the guest experience.

The Group continues to manage its assets proactively and monitor market conditions closely to support occupancy and cash flow stability.

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

**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\$0.036 per ordinary share
Tax Rate:	Tax not applicable

***(b) Corresponding Period of the Immediately Preceding Financial Year***

Any ordinary dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of Dividend:	Interim dividend
Dividend Type:	Cash
Dividend Amount per share:	S\$0.014 per ordinary share
Date of payment:	28 October 2024
Tax Rate:	Tax not applicable

***(c) Date payable***

The interim dividend will be paid on 29 September 2025.

***(d) Record date***

5.00 p.m. on 17 September 2025.

**6 Interested persons transactions disclosure**

There is no relevant interested persons transaction entered into during half year ended 30 June 2025.

**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.

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

**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 half year ended 30 June 2025 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  
12 August 2025

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Submitted by Amanda Wong Yoon Lean, Company Secretary on 12 August 2025 to the SGX