



BUND CENTER INVESTMENT LTD

Third Quarter Financial Statement And Dividend Announcement

PART I - INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS

1(a) An income statement and statement of comprehensive income for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year

**UNAUDITED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2014**

	Ytd Sept 2014 S\$'000	Ytd Sept 2013 S\$'000	Change %	3rd Qtr 2014 S\$'000	3rd Qtr 2013 S\$'000	Change %
Revenue	94,081	86,681	8.5	31,178	29,928	4.2
Cost of sales	<u>(45,475)</u>	<u>(46,107)</u>	(1.4)	<u>(15,138)</u>	<u>(15,992)</u>	(5.3)
Gross profit	<u>48,606</u>	<u>40,574</u>	19.8	<u>16,040</u>	<u>13,936</u>	15.1
Operating expenses						
Selling expenses	(4,250)	(4,280)	(0.7)	(1,405)	(1,466)	(4.2)
General and administrative expenses	<u>(15,312)</u>	<u>(16,103)</u>	(4.9)	<u>(5,375)</u>	<u>(6,720)</u>	(20.0)
Total operating expenses	<u>(19,562)</u>	<u>(20,383)</u>	(4.0)	<u>(6,780)</u>	<u>(8,186)</u>	(17.2)
Operating profit	29,044	20,191	43.8	9,260	5,750	61.0
Financial income	4,019	2,903	38.4	2,410	912	164.3
Financial expenses	(566)	(632)	(10.4)	(170)	(192)	(11.5)
Other operating income/ (expenses), net	<u>1,631</u>	<u>11,171</u>	(85.4)	<u>(2,569)</u>	<u>1,359</u>	n.m.
Profit before income tax	34,128	33,633	1.5	8,931	7,829	14.1
Income tax	<u>(15,913)</u>	<u>(9,309)</u>	70.9	<u>(3,487)</u>	<u>(2,391)</u>	45.8
Total profit for the period	<u>18,215</u>	<u>24,324</u>	(25.1)	<u>5,444</u>	<u>5,438</u>	0.1
Attributable to:						
Owners of the Company	17,274	23,668	(27.0)	5,147	5,262	(2.2)
Non-controlling interests	<u>941</u>	<u>656</u>	43.4	<u>297</u>	<u>176</u>	68.8
	<u>18,215</u>	<u>24,324</u>	(25.1)	<u>5,444</u>	<u>5,438</u>	0.1

Note: n.m. – not meaningful.

1(a) A statement of total comprehensive income together with a comparative statement for the corresponding period of the immediately preceding financial year

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2014**

	Ytd Sept 2014 <u>S\$'000</u>	Ytd Sept 2013 <u>S\$'000</u>	3rd Qtr 2014 <u>S\$'000</u>	3rd Qtr 2013 <u>S\$'000</u>
Total profit for the period	18,215	24,324	5,444	5,438
Other comprehensive income:				
<u>Items that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency translation differences on consolidation, net of tax	<u>(2,669)</u>	<u>18,608</u>	<u>16,360</u>	<u>(2,058)</u>
Total comprehensive income for the period	<u>15,546</u>	<u>42,932</u>	<u>2,1804</u>	<u>3,380</u>
Total comprehensive income attributable to:				
Owners of the Company	14,873	41,455	21,052	3,293
Non-controlling interests	<u>673</u>	<u>1,477</u>	<u>752</u>	<u>87</u>
	<u>15,546</u>	<u>42,932</u>	<u>21,804</u>	<u>3,380</u>

ADDITIONAL INFORMATION

	Ytd Sept 2014 <u>S\$'000</u>	Ytd Sept 2013 <u>S\$'000</u>	Change %	3rd Qtr 2014 <u>S\$'000</u>	3rd Qtr 2013 <u>S\$'000</u>	Change %
Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation, foreign exchange gain/(loss) and exceptional items ("EBITDA")	54,883	44,499	23.3	17,805	12,791	39.2
Interest on borrowings	(566)	(632)	(10.4)	(170)	(192)	(11.5)
Depreciation and amortisation	(15,809)	(15,657)	1.0	(5,267)	(5,306)	(0.7)
Foreign exchange (loss)/gain, net	<u>(4,380)</u>	<u>5,423</u>	n.m.	<u>(3,437)</u>	<u>536</u>	n.m.
Profit before income tax	<u>34,128</u>	<u>33,633</u>	1.5	<u>8,931</u>	<u>7,829</u>	14.1

Note: n.m. – not meaningful.

1(b)(i)A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

UNAUDITED STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	As at 30/9/2014 S\$'000	As at 31/12/2013 S\$'000	As at 30/9/2014 S\$'000	As at 31/12/2013 S\$'000
<u>Assets</u>				
Current Assets				
Cash and cash equivalents	48,525	20,174	48	1,369
Short-term investments	2,061	94,223	-	-
Trade receivables and other current assets	9,102	3,987	5,329	2,474
Inventories, at cost	418	431	-	-
	60,106	118,815	5,377	3,843
Non-Current Assets				
Interest in subsidiaries	-	-	410,659	410,659
Investment properties	254,623	266,423	-	-
Property, plant and equipment	197,943	206,128	-	-
Deferred tax assets	5,499	5,769	-	-
Deferred charges	700	724	-	-
	458,765	479,044	410,659	410,659
Total Assets	518,871	597,859	416,036	414,502
<u>Liabilities and Equity</u>				
Current Liabilities				
Trade and other payables	33,290	26,440	-	337
Income tax payable	3,471	3,826	-	-
Obligations under finance lease	19	19	-	-
	36,780	30,285	-	337
Non-Current Liabilities				
Borrowings	50,943	50,970	-	-
Long-term liabilities	11,401	11,763	-	-
Obligations under finance lease	46	60	-	-
	62,390	62,793	-	-
Total Liabilities	99,170	93,078	-	337
Equity Attributable to Owners of the Company				
Share capital	105,784	105,784	105,784	105,784
Share premium	304,881	304,881	304,881	304,881
Treasury shares	(1,154)	(1,154)	(1,154)	(1,154)
Asset revaluation reserve	65,175	65,175	-	-
Merger reserve	(133,639)	(133,639)	-	-
Foreign currency translation reserve	55,756	58,157	-	-
Retained earnings	7,014	86,916	6,525	4,654
	403,817	486,120	416,036	414,165
Non-Controlling Interests	15,884	18,661	-	-
Total Equity	419,701	504,781	416,036	414,165
Total Liabilities and Equity	518,871	597,859	416,036	414,502

1(b)(ii) Aggregate amount of group's borrowings and debt securities

	As at 30/9/2014			As at 31/12/2013		
	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	19	-	19	19	-	19
Amount repayable after one year	50,989	-	50,989	51,030	-	51,030
Total	51,008	-	51,008	51,049	-	51,049

Details of any collateral

The secured borrowings are collateralised by certain property, plant and equipment.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2014

	Ytd Sept 2014 S\$'000	Ytd Sept 2013 S\$'000	3rd Qtr 2014 S\$'000	3rd Qtr 2013 S\$'000
Cash flows from operating activities				
Profit before income tax	34,128	33,633	8,931	7,829
Adjustments for:				
Depreciation of property, plant and equipment	6,643	6,435	2,210	2,208
Depreciation of investment properties	9,145	9,202	3,050	3,091
Amortisation of deferred charges	21	20	7	7
Gain on disposal of property, plant and equipment	(56)	-	(56)	-
Changes in fair value of financial assets at fair value through profit or loss	(7)	(388)	(296)	(310)
Property, plant and equipment written off	-	1	-	-
Interest income	(4,019)	(2,903)	(2,410)	(912)
Interest expense	566	632	170	192
Unrealised foreign exchange loss/(gain), net	4,560	(5,216)	2,231	941
Operating cash flow before working capital changes	50,981	41,416	13,837	13,046
Changes in working capital:				
Trade receivables and other current assets	(5,123)	(1,477)	(2,346)	(238)
Inventories	13	(8)	(28)	1
Trade and other payables	3,038	5,429	5,022	2,051
Cash generated from operations	48,909	45,360	16,485	14,860
Income tax paid	(16,177)	(9,497)	(9,837)	(2,960)
Interest received	4,027	2,888	2,434	897
Interest paid	(566)	(632)	(170)	(192)
Net cash from operating activities	36,193	38,119	8,912	12,605

**UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2014 (cont'd)**

	Ytd Sept 2014 <u>S\$'000</u>	Ytd Sept 2013 <u>S\$'000</u>	3rd Qtr 2014 <u>S\$'000</u>	3rd Qtr 2013 <u>S\$'000</u>
Cash flows from investing activities				
Payments for deferred expenditure	(4)	-	-	-
Capital expenditure on investment properties	(32)	(192)	-	(26)
Capital expenditure on property, plant and equipment	(481)	(3,303)	(264)	(2,340)
Proceeds from disposal of property, plant and equipment	74	-	74	-
Proceeds from/(investments in) short-term investments	89,523	(41,287)	-	(41,287)
Net cash from/(used in) investing activities	89,080	(44,782)	(190)	(43,653)
Cash flows from financing activities				
Payments of obligations under finance lease	(14)	(14)	(4)	(5)
Payment of dividends to owners of the Company	(97,176)	(30,368)	(97,176)	(30,368)
Payment of dividends to non-controlling shareholders	-	(1,111)	-	(1,111)
Purchase of treasury shares	-	(1,154)	-	-
Net cash used in financing activities	(97,190)	(32,647)	(97,180)	(31,484)
Net increase/(decrease) in cash and cash equivalents	28,083	(39,310)	(88,458)	(62,532)
Cash and cash equivalents at beginning of the period	20,174	90,449	134,392	118,756
Effect of exchange rate changes on balances of cash held in foreign currencies	268	3,803	2,591	(1,282)
Cash and cash equivalents at end of the period	48,525	54,942	48,525	54,942

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

<u>The Company</u>	Share Capital S\$'000	Share Premium S\$'000	Treasury Shares S\$'000	Retained Earnings S\$'000	Total S\$'000
Balance as at 1 Jan 2014	105,784	304,881	(1,154)	4,654	414,165
Total comprehensive income for the period	-	-	-	98,642	98,642
Balance as at 30 Jun 2014	105,784	304,881	(1,154)	103,296	512,807
Total comprehensive income for the period	-	-	-	405	405
Interim dividends paid for 2014	-	-	-	(97,176)	(97,176)
Balance as at 30 Sept 2014	<u>105,784</u>	<u>304,881</u>	<u>(1,154)</u>	<u>6,525</u>	<u>416,036</u>
Balance as at 1 Jan 2013	105,784	304,881	-	1,457	412,122
Shares buy back	-	-	(1,154)	-	(1,154)
Total comprehensive income for the period	-	-	-	33,429	33,429
Balance as at 30 Jun 2013	105,784	304,881	(1,154)	34,886	444,397
Total comprehensive income for the period	-	-	-	354	354
Interim dividends paid for 2013	-	-	-	(30,368)	(30,368)
Balance as at 30 Sept 2013	<u>105,784</u>	<u>304,881</u>	<u>(1,154)</u>	<u>4,872</u>	<u>414,383</u>

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

The Group	← Attributable to Owners of the Company →									
	Share Capital	Share Premium	Treasury Shares	Asset Revaluation Reserve	Merger Reserve	Foreign Currency Translation Reserve	Retained Earnings	Total	Non-Controlling Interests	Total Equity
	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 2014	105,784	304,881	(1,154)	65,175	(133,639)	58,157	86,916	486,120	18,661	504,781
Profit for the period	-	-	-	-	-	-	12,127	12,127	644	12,771
Other comprehensive loss for the period – Foreign currency translation differences on consolidation	-	-	-	-	-	(18,306)	-	(18,306)	(723)	(19,029)
Total comprehensive (loss)/income for the period	-	-	-	-	-	(18,306)	12,127	(6,179)	(79)	(6,258)
Dividends payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(3,450)	(3,450)
Balance as at 30 Jun 2014	105,784	304,881	(1,154)	65,175	(133,639)	39,851	99,043	479,941	15,132	495,073
Profit for the period	-	-	-	-	-	-	5,147	5,147	297	5,444
Other comprehensive income for the period – Foreign currency translation differences on consolidation	-	-	-	-	-	15,905	-	15,905	455	16,360
Total comprehensive income for the period	-	-	-	-	-	15,905	5,147	21,052	752	21,804
Interim dividends paid for 2014	-	-	-	-	-	-	(97,176)	(97,176)	-	(97,176)
Balance as at 30 Sept 2014	105,784	304,881	(1,154)	65,175	(133,639)	55,756	7,014	403,817	15,884	419,701

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

The 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 2013	105,784	304,881	-	65,175	(133,639)	31,128	87,089	460,418	17,638	478,056
Shares buy back	-	-	(1,154)	-	-	-	-	(1,154)	-	(1,154)
Profit for the period	-	-	-	-	-	-	18,406	18,406	480	18,886
Other comprehensive income for the period – Foreign currency translation differences on consolidation	-	-	-	-	-	19,756	-	19,756	910	20,666
Total comprehensive income for the period	-	-	-	-	-	19,756	18,406	38,162	1,390	39,552
Dividends payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,111)	(1,111)
Balance as at 30 Jun 2013	105,784	304,881	(1,154)	65,175	(133,639)	50,884	105,495	497,426	17,917	515,343
Profit for the period	-	-	-	-	-	-	5,262	5,262	176	5,438
Other comprehensive loss for the period – Foreign currency translation differences on consolidation	-	-	-	-	-	(1,969)	-	(1,969)	(89)	(2,058)
Total comprehensive income for the period	-	-	-	-	-	(1,969)	5,262	3,293	87	3,380
Interim dividends paid for 2013	-	-	-	-	-	-	(30,368)	(30,368)	-	(30,368)
Balance as at 30 Sept 2013	105,784	304,881	(1,154)	65,175	(133,639)	48,915	80,389	470,351	18,004	488,355

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

The numbers of ordinary shares held as treasury shares as at 30 September 2014 and 31 December 2013 respectively was 5,184,000 ordinary shares.

There were no changes in the company's issued share capital since 31 December 2013.

1(d)(iii) To show the number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

The total number of issued shares excluding treasury shares as at 30 September 2014 and 31 December 2013 was 3,036,775,440 ordinary shares.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

There were no changes in the number of ordinary shares held as treasury shares by the Company since 31 December 2013.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

These figures have not been audited, or reviewed by the auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation consistent with those used in the audited consolidated financial statements for the year ended 31 December 2013.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted various new/revised International Financial Reporting Standards ("IFRS") and Interpretations to IFRS that are relevant to its operations and effective for the period beginning 1 January 2014. The adoption of these new/revised IFRS and Interpretations to IFRS has had no material impact on the true and fair presentation of the Group's financial statements.

6. **Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends**

	The Group			
	Ytd Sept 2014	Ytd Sept 2013	3rd Qtr 2014	3rd Qtr 2013
Earnings per ordinary share for the period after deducting any provision for preference dividends:-				
(i) Based on weighted average number of ordinary shares	SGD0.57cents	SGD0.78cents	SGD0.17cents	SGD0.17cents
- Weighted average numbers of shares	3,036,775,440	3,038,408,495	3,036,775,440	3,036,775,440
(ii) On a fully diluted basis	Not applicable	Not applicable	Not applicable	Not applicable

7. **Net asset value (for the issuer and group) per ordinary share based on issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year**

	The Group		The Company	
	As at 30 Sept 2014	As at 31 Dec 2013	As at 30 Sept 2014	As at 31 Dec 2013
Net asset value per ordinary share	S\$0.13	S\$0.16	S\$0.14	S\$0.14

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

Revenue and gross profit breakdown by segment:

	Ytd Sept 2014 <u>S\$'000</u>	Ytd Sept 2013 <u>S\$'000</u>	Change %
Revenue from:			
Hotel	43,218	40,172	7.6
Property leasing	50,863	46,509	9.4
Total revenue	<u>94,081</u>	<u>86,681</u>	8.5
Gross Profit from:			
Hotel	17,873	14,666	21.9
Property leasing	30,733	25,908	18.6
Total gross profit	<u>48,606</u>	<u>40,574</u>	19.8
Gross Profit Margin			
Hotel	41.4%	36.5%	4.9
Property leasing	60.4%	55.7%	4.7
Overall	<u>51.7%</u>	<u>46.8%</u>	4.9

REVIEW OF PERFORMANCE FOR NINE MONTHS ENDED 30 SEPTEMBER 2014

The Group's revenue was 8.5% higher at S\$94.1 million for the 9-month period ended 30 September 2014 ("9M2014"), with EBITDA increased by 23.3% from S\$44.5 million in the corresponding period in 2013 ("9M2013") to S\$54.9 million. Despite better operating performance, higher tax expenses and foreign exchange loss has resulted in lower net profit reported for the current period of S\$17.3 million.

REVENUE

The Group's revenue increased from S\$86.7 million in 9M2013 to S\$94.1 million mainly attributable to higher leasing income from the Bund Center office tower and improved average occupancy rate in our hotel. The leasing income increased by 9.4% from S\$46.5 million to S\$50.9 million primarily driven by improvement in average leasing rate in our office tower from 90.8% in 9M2013 to 96.3%, as well as higher average rent rate.

Hotel revenue increased by 7.6% to S\$43.2 million in 9M2014 mainly due to increase in average occupancy rate from 62.8% to 75.7%. The Group continues to achieve higher average occupancy and average room rate in the current period, as compared to the average occupancy rate and average room rate achieved by five-star hotels in Shanghai in the same period of 61.4% and RMB943 respectively (extracted from Shanghai Municipal Tourism Administration's publication).

GROSS PROFIT

In tandem with higher revenue achieved, while certain expenses in cost of sales, such as depreciation expenses, had remained fairly constant, the current period's gross profit and gross profit margin increased by 19.8% and 4.9% respectively to S\$48.6 million and 51.7%, respectively.

OPERATING EXPENSES

SELLING EXPENSES

Selling expenses of S\$4.3 million mainly comprised advertising and promotion expenses, salaries and related expenses and marketing expenses.

GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses of S\$15.3 million mainly comprised salaries and related expenses, office and hotel supplies, repair and maintenance, tax and licences fees and management fee payable to the hotel operator.

FINANCIAL INCOME

Financial income increased from S\$2.9 million to S\$4.0 million in 9M2014 mainly resulting from higher average time deposits placements during the current period.

OTHER OPERATING INCOME, NET

Net other operating income mainly comprised net foreign exchange (loss)/gain, business assistance grants, advertising income and other miscellaneous income (net of operating expenses). The decrease in net operating income was mainly attributable to net foreign exchange loss of S\$4.4 million recorded in 9M2014 as compared to net foreign exchange gain of S\$5.4 million in 9M2013.

Compared to 9M2013, the reduction in foreign exchange gain mainly attributable to unrealised translation loss arising from revaluation of United States dollar ("USD") denominated borrowings in our Chinese subsidiary following the strengthening of USD against RMB, as well as lower translation gain on inter-company payables and transactions in certain investment holding subsidiaries.

INCOME TAX

Income tax is 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.

Income tax expense increased from S\$9.3 million to S\$15.9 million in 9M2014 mainly due to increase in withholding tax of S\$3.6 million, coupled with higher non-deductible expenses recorded in the current period.

REVIEW OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2014

ASSETS

The Group's total assets of S\$518.9 million mainly consist of investment properties of S\$254.6 million; property, plant and equipment of S\$197.9 million and cash and cash equivalents of S\$48.5 million. Comparing to total assets as at 31 December 2013, the decrease of S\$79.0 million was mainly due to lower book value for investment properties and property, plant and equipment resulting from the weakening of RMB against SGD, and depreciation expenses of S\$15.8 million, coupled with lower short-term investments following the maturity of structured time deposits.

LIABILITIES

The Group's total liabilities increased by S\$6.1 million to S\$99.2 million as at 30 September 2014 mainly attributable to increase in other payables relating to interim dividend payable to non-controlling shareholders and higher advances received from tenants.

REVIEW OF CASH FLOWS FOR NINE MONTHS ENDED 30 SEPTEMBER 2014

Cash and cash equivalents increased to S\$48.5 million as at 30 September 2014 mainly due to net cash generated from operating activities for the current period and proceeds from redemption of structured time deposits, after payments for interim dividends.

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

Not applicable.

10. 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 continuous economic growth of China and the development of the Free Trade Zone in Shanghai will attract foreign direct investment, hence support the demand for Grade-A office space. Nonetheless, the increase in supply of new office spaces and retail spaces will continue to place some pressure on our rental yield. The operating environment for our hotel sector remains highly challenging given the increase in supply of new hotel rooms and rising operating costs. Going forward, the Group will continue to enhance our service level and cost efficiency in order to maintain and enhance our competitiveness.

11. Dividend

(a) Current Financial Period Reported On

Any ordinary dividend declared for the current financial period reported on? None for the third quarter ended 30 September 2014

(b) Corresponding Period of the Immediately Preceding Financial Year

Any ordinary dividend declared for the corresponding period of the immediately preceding financial year? No

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12. If no dividend has been declared/recommendeded, a statement to that effect

No interim dividend has been declared for the third quarter ended 30 September 2014.

13. Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during the nine months ended 30 September 2014.

**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Not applicable.

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Not applicable.

16. A breakdown of sales

Not applicable.

17. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

Not applicable.

18. 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 2014 unaudited financial results to be false or misleading.

BY ORDER OF THE BOARD

Frankle (Djafar) Widjaja
Director
12 November 2014

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 12 November 2014 to the SGX