



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 2022

	<u>Note</u>	<u>Ytd Sept 2022 S\$'000</u>	<u>Ytd Sept 2021 S\$'000</u>	<u>Change %</u>	<u>3rd Qtr 2022 S\$'000</u>	<u>3rd Qtr 2021 S\$'000</u>	<u>Change %</u>
Revenue	E4	51,297	60,747	(15.6)	17,450	20,458	(14.7)
Cost of sales		<u>(32,225)</u>	<u>(38,012)</u>	(15.2)	<u>(10,518)</u>	<u>(12,405)</u>	(15.2)
Gross profit		<u>19,072</u>	<u>22,735</u>	(16.1)	<u>6,932</u>	<u>8,053</u>	(13.9)
Operating expenses							
Selling expenses		(2,431)	(3,020)	(19.5)	(723)	(830)	(12.9)
General and administrative expenses		<u>(11,011)</u>	<u>(12,274)</u>	(10.3)	<u>(3,779)</u>	<u>(3,864)</u>	(2.2)
Total operating expenses		<u>(13,442)</u>	<u>(15,294)</u>	(12.1)	<u>(4,502)</u>	<u>(4,694)</u>	(4.1)
Operating profit		5,630	7,441	(24.3)	2,430	3,359	(27.7)
Financial income		4,256	3,913	8.8	1,327	1,199	10.7
Financial expenses		-	(3)	(100.0)	-	-	-
Other operating (expenses)/income, net		<u>(1,481)</u>	<u>3,016</u>	n.m.	<u>(1,590)</u>	<u>120</u>	n.m.
Profit before income tax	E5	8,405	14,367	(41.5)	2,167	4,678	(53.7)
Income tax	E6	<u>(7,748)</u>	<u>(5,884)</u>	31.7	<u>(2,886)</u>	<u>(1,637)</u>	76.3
Total profit/(loss) for the period		<u>657</u>	<u>8,483</u>	(92.3)	<u>(719)</u>	<u>3,041</u>	n.m.
Profit/(Loss) for the period attributable to:							
Owners of the Company		441	8,320	(94.7)	(785)	2,951	n.m.
Non-controlling interests		<u>216</u>	<u>163</u>	32.5	<u>66</u>	<u>90</u>	(26.7)
		<u>657</u>	<u>8,483</u>	(92.3)	<u>(719)</u>	<u>3,041</u>	n.m.

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 THE PERIOD ENDED 30 SEPTEMBER 2022**

	Ytd Sept 2022 S\$'000	Ytd Sept 2021 S\$'000	3rd Qtr 2022 S\$'000	3rd Qtr 2021 S\$'000
Total profit/(loss) for the period	657	8,483	(719)	3,041
Other comprehensive (loss)/income:				
<u>Item that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency difference arising from consolidation, net of tax	(17,125)	20,815	(10,626)	6,995
Total comprehensive (loss)/income for the period	(16,468)	29,298	(11,345)	10,036
Total comprehensive (loss)/income attributable to:				
Owners of the Company	(15,937)	28,447	(10,976)	9,716
Non-controlling interests	(531)	851	(369)	320
	(16,468)	29,298	(11,345)	10,036

ADDITIONAL INFORMATION

	Ytd Sept 2022 S\$'000	Ytd Sept 2021 S\$'000	Change %	3rd Qtr 2022 S\$'000	3rd Qtr 2021 S\$'000	Change %
Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange loss ("EBITDA")	29,979	31,351	(4.4)	9,860	10,233	(3.6)
Interest on borrowings	-	(3)	(100.0)	-	-	-
Depreciation and amortisation	(16,640)	(16,309)	2.0	(5,419)	(5,461)	(0.8)
Foreign exchange loss	(4,934)	(672)	634.2	(2,274)	(94)	n.m.
Profit before income tax	8,405	14,367	(41.5)	2,167	4,678	(53.7)

Note: n.m. – not meaningful

B Condensed interim statements of financial position

UNAUDITED STATEMENTS OF FINANCIAL POSITION

		Group		Company	
		As at		As at	
	Note	30/9/2022 S\$'000	31/12/2021 S\$'000	30/9/2022 S\$'000	31/12/2021 S\$'000
<u>Assets</u>					
Current Assets					
Cash and cash equivalents		149,460	174,484	884	547
Trade receivables and other current assets		13,164	4,645	13,788	13,466
Inventories, at cost		319	346	-	-
		<u>162,943</u>	<u>179,475</u>	<u>14,672</u>	<u>14,013</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		162,072	178,979	-	-
Property, plant and equipment		126,892	139,595	-	-
Deferred tax assets		3,136	3,511	-	-
Deferred charges		496	538	-	-
		<u>292,596</u>	<u>322,623</u>	<u>410,659</u>	<u>410,659</u>
Total Assets		<u>455,539</u>	<u>502,098</u>	<u>425,331</u>	<u>424,672</u>
<u>Liabilities and Equity</u>					
Current Liabilities					
Trade and other payables		18,459	20,715	538	917
Income tax payable		1,246	2,642	-	-
		<u>19,705</u>	<u>23,357</u>	<u>538</u>	<u>917</u>
Non-Current Liabilities					
Long-term liabilities		12,162	11,033	-	-
Deferred tax liabilities		3,897	3,762	-	-
		<u>16,059</u>	<u>14,795</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>35,764</u>	<u>38,152</u>	<u>538</u>	<u>917</u>
Equity Attributable to Owners of the Company					
Share capital	E9	105,784	105,784	105,784	105,784
Share premium		304,881	304,881	304,881	304,881
Treasury shares	E9	(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		40,943	57,321	-	-
Retained earnings		23,410	49,526	15,626	14,588
		<u>405,056</u>	<u>447,550</u>	<u>424,793</u>	<u>423,755</u>
Non-Controlling Interests		14,719	16,396	-	-
Total Equity		<u>419,775</u>	<u>463,946</u>	<u>424,793</u>	<u>423,755</u>
Total Liabilities and Equity		<u>455,539</u>	<u>502,098</u>	<u>425,331</u>	<u>424,672</u>

C Condensed interim statements of changes in equity

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2022

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 2022	105,784	304,881	(1,498)	65,175	(133,639)	57,321	49,526	447,550	16,396	463,946
Profit for the period	-	-	-	-	-	-	1,226	1,226	150	1,376
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(6,187)	-	(6,187)	(312)	(6,499)
Total comprehensive loss for the period	-	-	-	-	-	(6,187)	1,226	(4,961)	(162)	(5,123)
Dividend payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,146)	(1,146)
Balance as at 30 Jun 2022	105,784	304,881	(1,498)	65,175	(133,639)	51,134	50,752	442,589	15,088	457,677
Loss for the period	-	-	-	-	-	-	(785)	(785)	66	(719)
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(10,191)	-	(10,191)	(435)	(10,626)
Total comprehensive loss for the period	-	-	-	-	-	(10,191)	(785)	(10,976)	(369)	(11,345)
Dividend paid for 2022 (Note E10)	-	-	-	-	-	-	(26,557)	(26,557)	-	(26,557)
Balance as at 30 Sept 2022	105,784	304,881	(1,498)	65,175	(133,639)	40,943	23,410	405,056	14,719	419,775
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

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

<u>The Company</u>	<u>Share Capital S\$'000</u>	<u>Share Premium S\$'000</u>	<u>Treasury Shares S\$'000</u>	<u>Retained Earnings S\$'000</u>	<u>Total S\$'000</u>
Balance as at 1 Jan 2022	105,784	304,881	(1,498)	14,588	423,755
Total comprehensive income for the period	-	-	-	27,131	27,131
Balance as at 30 Jun 2022	105,784	304,881	(1,498)	41,719	450,886
Total comprehensive income for the period	-	-	-	464	464
Dividend paid for 2022	-	-	-	(26,557)	(26,557)
Balance as at 30 Sept 2022	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>15,626</u>	<u>424,793</u>
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	105,784	304,881	(1,498)	14,673	423,840
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>

D Condensed interim consolidated statements of cash flows

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2022

	Ytd Sept 2022 <u>S\$'000</u>	Ytd Sept 2021 <u>S\$'000</u>	3rd Qtr 2022 <u>S\$'000</u>	3rd Qtr 2021 <u>S\$'000</u>
Cash flows from operating activities				
Profit/(Loss) for the period	657	8,483	(719)	3,041
Adjustments for:				
Depreciation of property, plant and equipment	6,827	6,831	2,220	2,271
Depreciation of investment properties	9,796	9,461	3,193	3,184
Amortisation of deferred charges	17	17	6	6
(Reversal of)/Allowance for impairment loss on trade receivables	(1)	2	-	(2)
Property, plant and equipment written off	-	2	-	2
Interest income	(4,256)	(3,913)	(1,327)	(1,199)
Interest expense	-	3	-	-
Unrealised foreign exchange loss/(gain)	4,788	(383)	2,027	(204)
Income tax expenses	7,748	5,884	2,886	1,637
Operating cash flows before working capital changes	25,576	26,387	8,286	8,736
Changes in working capital:				
Trade receivables and other current assets	(7,024)	(2,093)	7	(1,354)
Inventories	27	56	20	13
Trade and other payables	(1,127)	771	(2,051)	1,408
Cash generated from operations	17,452	25,121	6,262	8,803
Income tax paid	(8,551)	(5,723)	(4,439)	(2,389)
Interest received	2,762	2,057	827	198
Interest paid	-	(3)	-	-
Net cash from operating activities	11,663	21,452	2,650	6,612
Cash flows from investing activities				
Capital expenditure on property, plant and equipment	(505)	(502)	(285)	(113)
Capital expenditure on investment properties	(1,038)	(1,062)	(760)	(876)
Net cash used in investing activities	(1,543)	(1,564)	(1,045)	(989)
Cash flows from financing activities				
Payment of lease liability	-	(23)	-	-
Payment of dividends to owner of the Company	(26,557)	-	(26,557)	-
Payment of dividends to non-controlling shareholders	(1,146)	-	(1,146)	-
Net cash used in financing activities	(27,703)	(23)	(27,703)	-
Net (decrease)/increase in cash and cash equivalents	(17,583)	19,865	(26,098)	5,623
Cash and cash equivalents at beginning of the period	174,484	159,869	179,648	178,630
Effect of exchange rate changes on balances of cash held in foreign currencies	(7,441)	7,182	(4,090)	2,663
Cash and cash equivalents at end of the period	149,460	186,916	149,460	186,916

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 2022 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 2022, 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 2021.

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 2022. 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 2021.

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 2022</u>	<u>Ytd Sept 2021</u>
	S\$’000	S\$’000
Hotel revenue	13,203	24,110
Property leasing income	38,094	36,637
	<u>51,297</u>	<u>60,747</u>

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

4 Segment and revenue information (cont'd)

	Segment Profit/(Loss)	
	Ytd Sept 2022 S\$'000	Ytd Sept 2021 S\$'000
Hotel	(3,125)	370
Property leasing	31,353	29,297
	28,228	29,667
Depreciation and amortisation expenses	(16,640)	(16,309)
Interest income	4,256	3,913
Interest expense	-	(3)
Foreign exchange loss	(4,934)	(672)
Certain administrative expenses not allocated	(2,505)	(2,229)
Profit before income tax	8,405	14,367

	As at 30 September 2022	
	Segment assets S\$'000	Segment liabilities S\$'000
Hotel	130,661	2,755
Property leasing	320,473	49,566
Total segment assets/liabilities	451,134	52,321
Other unallocated assets/liabilities	398,698	378,184
Elimination of inter-segment receivables/payables	(394,293)	(394,741)
Total assets/liabilities	455,539	35,764

5 Profit before income tax

Significant items

	Ytd Sept 2022 S\$'000	Ytd Sept 2021 S\$'000
Depreciation of investment properties	9,796	9,461
Depreciation of property, plant and equipment	6,827	6,831
Foreign exchange loss	4,934	672

Related party transactions

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

6 Income tax

	Ytd Sept 2022 S\$'000	Ytd Sept 2021 S\$'000
Current income tax expense	7,398	4,954
Deferred income tax expense	350	930
	7,748	5,884

7 Earnings per share

	Ytd Sept 2022	Ytd Sept 2021	3rd Qtr 2022	3rd Qtr 2021
Earnings/(Loss) per ordinary share for the period:-				
(i) Based on weighted average number of ordinary shares	SGD0.06cents	SGD1.10cents	(SGD0.10) cents	SGD0.39cents
- 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 2022	As at 31 Dec 2021	As at 30 Sept 2022	As at 31 Dec 2021
Net asset value per ordinary share based on existing issued share capital of 758,768,832	S\$0.55	S\$0.61	S\$0.56	S\$0.56

9 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 2021 and 30 September 2022	<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 2021.

10 Dividends

	<u>Ytd Sept 2022</u> S\$'000	<u>Ytd Sept 2021</u> S\$'000
Interim dividends paid for the year of S\$0.035 (2021: Nil) per share	<u>26,557</u>	<u>-</u>

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 2022 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:

	<u>Ytd Sept 2022</u> <u>S\$'000</u>	<u>Ytd Sept 2021</u> <u>S\$'000</u>	<u>Change</u> <u>%</u>
Revenue from:			
Hotel	13,203	24,110	(45.2)
Property leasing	<u>38,094</u>	<u>36,637</u>	4.0
Total revenue	<u>51,297</u>	<u>60,747</u>	(15.6)
Gross Profit/(Loss) from:			
Hotel	(2,425)	2,890	n.m.
Property leasing	<u>21,497</u>	<u>19,845</u>	8.3
Total gross profit	<u>19,072</u>	<u>22,735</u>	(16.1)
Gross Profit/(Loss) Margin			
Hotel	(18.4%)	12.0%	(30.4)
Property leasing	56.4%	54.2%	2.2
Overall	<u>37.2%</u>	<u>37.4%</u>	(0.2)

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 2022

The Chinese Government's stringent infection and containment measure has negatively impacted the Group's operations in Shanghai, particularly for its hotel operations. Amidst these measures, the Group recorded a lower revenue at S\$51.3 million for the nine months ended 30 September 2022 ("9M2022"), with EBITDA lowered at S\$30.0 million as compared to S\$31.4 million in the previous corresponding period ("9M2021"). Net profit for the current period reduced to S\$0.7 million mainly affected by lower hotel revenue and higher unrealised foreign exchange losses.

REVENUE

The Group's revenue lowered by 15.6% from S\$60.7 million in 9M2021 to S\$51.3 million. This was mainly attributable to the significant reduction in hotel revenue recorded following the Shanghai city lockdown during the second quarter of 2022. As the local government lifted the restrictions on 1 June 2022, the Group achieved some improvements in its hotel bookings but demand from the business, tourism and MICE industries in Shanghai is expected to take some time to recover. The low occupancy and average room rate as well as reduction in food & beverage revenue has resulted in lower hotel revenue in 9M2022 at S\$13.2 million (9M2021: S\$24.1 million).

Leasing income from both our retail complex and office tower increased by 4.0% to S\$38.1 million in 9M2022 mainly due to the improved average occupancy rate for its office tower and retail complex following its flexible and aggressive marketing strategies.

GROSS PROFIT

The Group's gross profit decreased from S\$22.7 million in 9M2021 to S\$19.1 million in the current period mainly attributable to lower hotel revenue while certain expenses in cost of sales, such as depreciation expenses, had remained fairly constant. Accordingly, the Group's gross profit margin decreased from 37.4% in 9M2021 to 37.2%.

OPERATING EXPENSES

Total operating expenses decreased from S\$15.3 million in 9M2021 to S\$13.4 million in the current period. Selling expenses decreased by S\$0.6 million in 9M2022 mainly due to lower promotion and marketing expenses incurred during the current period. General and administrative expenses lowered by S\$1.3 million in the current period mainly due to decrease in repair and maintenance expenses, coupled with lower management fee payable to the hotel operator.

OTHER OPERATING (EXPENSES)/INCOME, NET

Net other operating (expenses)/income mainly comprised business assistance grants, advertising income and other miscellaneous income, net of foreign exchange loss and donation made. The Group recorded net other operating expenses of S\$1.5 million in 9M2022 as compared to net other operating income of S\$3.0 million in the previous corresponding period. This was mainly resulted from unrealised foreign exchange loss of S\$4.9 million recognised in 9M2022 as compared to a lower exchange loss of S\$0.7 million in 9M2021. The higher unrealised foreign exchange loss in 9M2022 was mainly arising from translation of inter-company balances following the weakening of Hong Kong dollars against United States dollars and Chinese Renminbi during the current period.

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. Despite the lower taxable income in certain subsidiaries, income tax expense was higher at S\$7.7 million in 9M2022 mainly due to withholding tax expense of S\$3.4 million incurred during the current period and higher non-deductible expenses.

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

REVIEW OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2022

ASSETS

The Group's total assets of S\$455.5 million mainly consist of investment properties of S\$162.1 million; property, plant and equipment of S\$126.9 million and cash and cash equivalents of S\$149.5 million. Total assets decreased by S\$46.6 million as compared to S\$502.1 million as at 31 December 2021 mainly attributable to lower book value of fixed assets resulting from the weakening of Chinese Renminbi and depreciation expenses for the current period, as well as lower cash and cash equivalents following the payment for interim dividends.

Higher trade receivables and other current assets primarily due to increase in rental/lease receivables. The Group has allowed a longer settlement period as part of the relief measures to business operators amidst the disruptions due to the virus outbreak.

LIABILITIES

As compared to the previous year end, the Group's total liabilities decreased from S\$38.2 million to S\$35.8 million as at 30 September 2022. This was mainly due to lower accrued operating expenses and lower income tax payable.

REVIEW OF CASH FLOWS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2022

The Group recorded a net cash generated from operating activities of S\$11.7 million in the current period as compared to S\$21.5 million in 9M2021. This was mainly affected by lower hotel revenue and slower rental collections from tenants during the current period.

Net cash used in investing activities of S\$1.5 million related to capital expenditure incurred on fixed assets and properties.

Net cash used in financing activities of S\$27.7 million related to dividend payments made during the current period.

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 Chinese Government's zero-tolerance policy in fighting the COVID-19 virus has negatively affected the business activities, particularly in Shanghai. International tourist arrivals to the China remain restricted, but the reduction in quarantine and self-isolation periods was a welcome development. The Group will continue to closely monitor the developments in the virus outbreak and policy, and adjust its business strategies in compliance with any updates and advisories from the local Chinese authorities.

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

5 Dividend

(a) Current Financial Period Reported On

Name of Dividend:	Interim dividend
Dividend Type:	Cash
Dividend Amount per share:	S\$0.035 per ordinary share
Date of Payment:	9 September 2022
Tax Rate:	Tax not applicable

(b) Corresponding Period of the Immediately Preceding Financial Year

Name of Dividend:	Interim dividend
Dividend Type:	Cash
Dividend Amount per share:	S\$0.03 per ordinary share
Date of Payment:	30 November 2021
Tax Rate:	Tax not applicable

6 Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during the nine months ended 30 September 2022.

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 2022 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
14 November 2022

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 14 November 2022 to the SGX