



BUND CENTER INVESTMENT LTD

Full Year 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 31 DECEMBER 2019

	Full Year 2019 S\$'000	Full Year 2018 S\$'000	Change %	4th Qtr 2019 S\$'000	4th Qtr 2018 S\$'000	Change %
Revenue	110,347	118,878	(7.2)	28,908	30,456	(5.1)
Cost of sales	<u>(52,942)</u>	<u>(57,128)</u>	(7.3)	<u>(13,446)</u>	<u>(14,591)</u>	(7.8)
Gross profit	<u>57,405</u>	<u>61,750</u>	(7.0)	<u>15,462</u>	<u>15,865</u>	(2.5)
Operating expenses						
Selling expenses	(5,440)	(6,633)	(18.0)	(1,520)	(1,279)	18.8
General and administrative expenses	<u>(20,094)</u>	<u>(19,707)</u>	2.0	<u>(5,390)</u>	<u>(5,504)</u>	(2.1)
Total operating expenses	<u>(25,534)</u>	<u>(26,340)</u>	(3.1)	<u>(6,910)</u>	<u>(6,783)</u>	1.9
Operating profit	31,871	35,410	(10.0)	8,552	9,082	(5.8)
Financial income	4,732	4,659	1.6	1,298	1,411	(8.0)
Financial expenses	(8)	(8)	-	(2)	(2)	-
Other operating income, net	<u>6,689</u>	<u>1,956</u>	242.0	<u>3,655</u>	<u>452</u>	708.6
Profit before income tax	43,284	42,017	3.0	13,503	10,943	23.4
Income tax	<u>(14,838)</u>	<u>(14,579)</u>	1.8	<u>(4,090)</u>	<u>(3,963)</u>	3.2
Total profit for the year/period	<u>28,446</u>	<u>27,438</u>	3.7	<u>9,413</u>	<u>6,980</u>	34.9
Attributable to:						
Owners of the Company	27,566	26,517	4.0	9,157	6,722	36.2
Non-controlling interests	<u>880</u>	<u>921</u>	(4.5)	<u>256</u>	<u>258</u>	(0.8)
	<u>28,446</u>	<u>27,438</u>	3.7	<u>9,413</u>	<u>6,980</u>	34.9

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	Full Year 2019 S\$'000	Full Year 2018 S\$'000	4th Qtr 2019 S\$'000	4th Qtr 2018 S\$'000
Total profit for the year/period	28,446	27,438	9,413	6,980
Other comprehensive loss:				
<u>Item that may be reclassified subsequently to profit or loss:</u>				
Foreign currency translation differences arising from consolidation, net of tax	<u>(11,833)</u>	<u>(13,359)</u>	<u>(4,821)</u>	<u>(1,555)</u>
Total comprehensive income for the year/period	<u>16,613</u>	<u>14,079</u>	<u>4,592</u>	<u>5,425</u>
Total comprehensive income attributable to:				
Owners of the Company	16,128	13,728	4,419	5,247
Non-controlling interests	<u>485</u>	<u>351</u>	<u>173</u>	<u>178</u>
	<u>16,613</u>	<u>14,079</u>	<u>4,592</u>	<u>5,425</u>

ADDITIONAL INFORMATION

	Full Year 2019 S\$'000	Full Year 2018 S\$'000	Change %	4th Qtr 2019 S\$'000	4th Qtr 2018 S\$'000	Change %
Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange gain/(loss) ("EBITDA")	63,289	66,744	(5.2)	16,319	16,909	(3.5)
Interest on borrowings	(8)	(8)	-	(2)	(2)	-
Depreciation and amortisation	(20,601)	(21,553)	(4.4)	(5,091)	(5,240)	(2.8)
Foreign exchange gain/(loss), net	<u>604</u>	<u>(3,166)</u>	n.m.	<u>2,277</u>	<u>(724)</u>	n.m.
Profit before income tax	<u>43,284</u>	<u>42,017</u>	3.0	<u>13,503</u>	<u>10,943</u>	23.4

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		As at	
	31/12/2019	31/12/2018	31/12/2019	31/12/2018
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Assets</u>				
Current Assets				
Cash and cash equivalents	159,522	141,714	82	41
Short-term investments	1,367	1,022	-	-
Trade receivables and other current assets	3,627	3,531	21,643	31,372
Inventories, at cost	391	389	-	-
	164,907	146,656	21,725	31,413
Non-Current Assets				
Interest in subsidiaries	-	-	410,659	410,659
Investment properties	179,505	193,492	-	-
Property, plant and equipment	142,910	154,148	-	-
Deferred tax assets	3,729	4,099	-	-
Deferred charges	532	568	-	-
	326,676	352,307	410,659	410,659
Total Assets	491,583	498,963	432,384	442,072
<u>Liabilities and Equity</u>				
Current Liabilities				
Trade and other payables	21,754	26,348	656	301
Income taxes payable	3,551	6,080	-	-
Obligations under finance lease	-	70	-	-
Lease liability	70	-	-	-
	25,375	32,498	656	301
Non-Current Liabilities				
Long-term liabilities	12,184	12,641	-	-
Obligations under finance lease	-	93	-	-
Lease liability	23	-	-	-
Deferred tax liabilities	3,820	2,915	-	-
	16,027	15,649	-	-
Total Liabilities	41,402	48,147	656	301
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	(1,498)	(1,498)	(1,498)	(1,498)
Asset revaluation reserve	65,175	65,175	-	-
Merger reserve	(133,639)	(133,639)	-	-
Foreign currency translation reserve	19,771	31,209	-	-
Retained earnings	73,939	63,066	22,561	32,604
	434,413	434,978	431,728	441,771
Non-Controlling Interests	15,768	15,838	-	-
Total Equity	450,181	450,816	431,728	441,771
Total Liabilities and Equity	491,583	498,963	432,384	442,072

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

	As at 31/12/2019			As at 31/12/2018		
	Secured	Unsecured	Total	Secured	Unsecured	Total
Amount repayable in one year or less, or on demand	70	-	70	70	-	70
Amount repayable after one year	23	-	23	93	-	93
Total	93	-	93	163	-	163

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 31 DECEMBER 2019

	Full Year 2019 S\$'000	Full Year 2018 S\$'000
Cash flows from operating activities		
Profit for the year	28,446	27,438
Adjustments for:		
Depreciation of investment properties	11,725	12,025
Depreciation of property, plant and equipment	8,855	9,504
Amortisation of deferred charges	21	24
(Write back of)/Allowance for impairment loss on trade receivables	(14)	11
Changes in fair value of financial assets at fair value through profit or loss	(379)	308
Property, plant and equipment written off	1	-
Interest income	(4,732)	(4,659)
Interest expense	8	8
Unrealised foreign exchange (gain)/loss, net	(149)	2,661
Income tax expenses	14,838	14,579
Operating cash flows before working capital changes	58,620	61,899
Changes in working capital:		
Trade receivables and other current assets	(68)	798
Inventories	(2)	44
Trade payables and other payables	(4,490)	448
Cash generated from operations	54,060	63,189
Income tax paid	(15,744)	(13,778)
Interest received	4,718	4,659
Interest paid	(8)	(8)
Net cash generated from operating activities	43,026	54,062
Cash flows from investing activities		
Capital expenditure on investment properties	(2,355)	-
Capital expenditure on property, plant and equipment	(1,301)	(1,077)
Net cash used in investing activities	(3,656)	(1,077)

**UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 DECEMBER 2019 (cont'd)**

	Full Year 2019 <u>S\$'000</u>	Full Year 2018 <u>S\$'000</u>
Cash flows from financing activities		
Principal payments of lease liability	(70)	-
Payments of obligations under finance lease	-	(70)
Payment of dividends to owners of the Company	(16,693)	-
Payment of dividends to non-controlling shareholders	(1,102)	(1,096)
Net cash used in financing activities	<u>(17,865)</u>	<u>(1,166)</u>
Net increase in cash and cash equivalents	21,505	51,819
Cash and cash equivalents at beginning of the year	141,714	93,904
Effect of exchange rate changes on cash and cash equivalent	(3,697)	(4,009)
Cash and cash equivalents at end of the year	<u>159,522</u>	<u>141,714</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

<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 2019	105,784	304,881	(1,498)	32,604	441,771
Total comprehensive income for the year	-	-	-	6,650	6,650
Dividend paid for 2018	-	-	-	(16,693)	(16,693)
Balance as at 31 Dec 2019	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>22,561</u>	<u>431,728</u>
Balance as at 1 Jan 2018	105,784	304,881	(1,498)	14,773	423,940
Total comprehensive income for the year	-	-	-	17,831	17,831
Balance as at 31 Dec 2018	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>32,604</u>	<u>441,771</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 →							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 2019	105,784	304,881	(1,498)	65,175	(133,639)	31,209	63,066	434,978	15,838	450,816
Profit for the year	-	-	-	-	-	-	27,566	27,566	880	28,446
Other comprehensive loss for the year – Foreign currency translation	-	-	-	-	-	(11,438)	-	(11,438)	(395)	(11,833)
Total comprehensive (loss)/income for the year	-	-	-	-	-	(11,438)	27,566	16,128	485	16,613
Dividends paid	-	-	-	-	-	-	(16,693)	(16,693)	(555)	(17,248)
Balance as at 31 Dec 2019	105,784	304,881	(1,498)	65,175	(133,639)	19,771	73,939	434,413	15,768	450,181
Balance as at 1 Jan 2018	105,784	304,881	(1,498)	65,175	(133,639)	43,998	36,549	421,250	16,034	437,284
Profit for the year	-	-	-	-	-	-	26,517	26,517	921	27,438
Other comprehensive loss for the year – Foreign currency translation	-	-	-	-	-	(12,789)	-	(12,789)	(570)	(13,359)
Total comprehensive (loss)/income for the year	-	-	-	-	-	(12,789)	26,517	13,728	351	14,079
Dividends payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(547)	(547)
Balance as at 31 Dec 2018	105,784	304,881	(1,498)	65,175	(133,639)	31,209	63,066	434,978	15,838	450,816

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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

There were no movements in the Company's issued capital since 31 December 2018. The details of the Company's issued and paid-up share capital are as follows:

	As at 31 Dec 2019	As at 31 Dec 2018
Number of issued and paid-up share capital (excluding treasury shares)	758,768,832	758,768,832
Number/Percentage of treasury shares	1,721,027 / 0.23%	1,721,027 / 0.23%

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 31 December 2019 and 2018 was 758,768,832.

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 2018.

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.

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. 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 2018.

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 and revised IFRSs that are relevant to its operations and effective for period beginning 1 January 2019. Except as disclosed below, the adoption of the new and revised IFRSs has had no material financial impact on the Group's financial statements.

IFRS 16, Leases sets out a revised framework for the recognition, measurement, presentation and disclosure of leases, and replaces existing lease accounting guidance. IFRS 16 requires lessees to recognise right-of-use assets and lease liabilities for all leases with a term of more than 12 months, except where the underlying asset is of low value. The right-of-use asset is depreciated and interest expense is recognised on the lease liability. Right-of-use assets are tested for impairment in accordance with IAS 36, Impairment of Assets. The accounting requirements for lessors have not been changed substantially, and continue to be based on classification as operating and finance leases. Disclosure requirements have been enhanced for both lessors and lessees.

The Group adopted IFRS 16 on 1 January 2019 based on a permitted transition approach that does not restate comparative information, but recognised the cumulative effect of initially applying IFRS 16 as an adjustment to the opening balance of retained earnings on 1 January 2019. The Group elected the transition option to record, in respect of leases previously classified as operating leases, the right-of-use asset on 1 January 2019 at an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments as at 31 December 2018. The Group also adopted an expedient offered by IFRS 16, exempting the Group from having to reassess whether pre-existing contracts contain a lease.

On 1 January 2019, the Group reclassified net carrying value of S\$332,000 of fixed assets acquired under finance lease arrangements to right-of-use assets (part of property, plant and equipment) and included in its lease liabilities recognised under IFRS 16, S\$163,000 of total finance lease obligations that were recorded as at 31 December 2018. The Group also assessed its total operating lease commitments of office premises as lessee and the impact on its financial statements is not significant.

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				
	Full Year 2019	Full Year 2018	4th Qtr 2019	4th Qtr 2018
Earnings per ordinary share for the period after deducting any provision for preference dividends:-				
(i) Based on weighted average number of ordinary shares	SGD3.63cents	SGD3.49cents	SGD1.21cents	SGD0.89cents
- 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

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 31 Dec 2019	As at 31 Dec 2018	As at 31 Dec 2019	As at 31 Dec 2018
Net asset value (total assets less total liabilities) per ordinary share based on existing issued share capital	S\$0.59	S\$0.59	S\$0.57	S\$0.58

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:

	Full Year 2019 S\$'000	Full Year 2018 S\$'000	Change %
Revenue from:			
Hotel	56,626	62,742	(9.7)
Property leasing	53,721	56,136	(4.3)
Total revenue	110,347	118,878	(7.2)
Gross Profit from:			
Hotel	24,794	26,103	(5.0)
Property leasing	32,611	35,647	(8.5)
Total gross profit	57,405	61,750	(7.0)
Gross Profit Margin			
Hotel	43.8%	41.6%	2.2
Property leasing	60.7%	63.5%	(2.8)
Overall	52.0%	51.9%	0.1

REVIEW OF PERFORMANCE FOR THE YEAR ENDED 31 DECEMBER 2019

Revenue of the Group was lower at S\$110.3 million for the current financial year (“FY2019”), primarily attributable to lower hotel revenue. EBITDA and net profit for the year were S\$63.3 million and S\$28.4 million respectively as compared to S\$66.7 million and S\$27.4 million respectively in the previous year (“FY2018”).

REVENUE

The Group’s revenue decreased by 7.2% to S\$110.3 million in the current year mainly due to lower hotel revenue and translation effect of the weakening of Chinese Renminbi (“RMB”). Hotel revenue decreased by 9.7% to S\$56.6 million in FY2019 mainly due to lower average occupancy rate and lower revenue from its food and beverages (“F&B”) operations. Average occupancy rate decreased from 82.6% in the previous year to 79.2% in view of the competitive operating environment and lower contribution from meetings, incentives, conventions and exhibitions (MICE) activities. Nonetheless, average room rate remained high at RMB1,167 in the current year as compared to RMB1,205 in FY2018.

Leasing income decreased by 4.3% to S\$53.7 million in FY2019 mainly attributable to lower average leasing and occupancy rates for our retail complex. The challenging operating environment in Ningbo has affected our leasing activities and resulted in higher vacancy rate during the current year.

GROSS PROFIT

The Group’s gross profit decreased by 7.0% to S\$57.4 million in the current year in line with the lower revenue. The Group’s gross profit margin remained fairly constant at 52.0% mainly due to lower depreciation and property tax expenses in the current year.

OPERATING EXPENSES

Total operating expenses were marginally lower at S\$25.5 million in the current year. Selling expenses of S\$5.4 million mainly comprised advertising and promotion expenses, agent commission, salaries and related expenses and marketing expenses. General and administrative expenses of S\$20.1 million mainly comprised salaries and related expenses, office and hotel supplies, repair and maintenance, professional fees and management fee payable to the hotel operator.

OTHER OPERATING INCOME, NET

Net other operating income mainly comprised business assistance grants, advertising income and other miscellaneous income, after adding/(deducting) the net foreign exchange gain/(loss). Net other operating income was higher at S\$6.7 million in FY2019 mainly due to fair value gain on financial assets and unrealised foreign exchange gain recorded in the current year.

REVIEW OF FINANCIAL POSITION AS AT 31 DECEMBER 2019

ASSETS

As at end of 2019, the Group’s total assets of S\$491.6 million mainly consist of investment properties of S\$179.5 million; property, plant and equipment of S\$142.9 million and cash and cash equivalents of S\$159.5 million. Total assets were lower by S\$7.4 million as compared to previous year end mainly attributable to lower book value of investment properties and property, plant and equipment due to translation effect of weakening Chinese Renminbi and depreciation expenses recorded for the current year.

LIABILITIES

The Group’s total liabilities decreased by S\$6.7 million to S\$41.4 million as compared to the previous year end, mainly due to lower income tax payable and other payables following payment made during the current year.

REVIEW OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2019

Cash and cash equivalents were higher at S\$159.5 million as at 31 December 2019 mainly due to cash generated from operating activities of S\$43.0 million, net of cash used for capital expenditure of S\$3.7 million and payment of total dividends of S\$17.8 million during the current year.

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 recent Covid-19 outbreak has created a degree of uncertainty and is expected to have a material impact on the business sentiments and our operating environment. In response to the situation relating to preventive measures to stop the wide spread of the Covid-19 virus in the People's Republic of China ("PRC"), the Company's subsidiaries had implemented a temporary closure of the Golden Center in Ningbo since the Chinese New Year holidays until to-date in compliance with the mandatory directives issued by the local authorities in PRC. Temporary freezing on in-room reservations and F&B operations of the Westin Bund Center Shanghai was also implemented with effect from mid of February 2020. These imperative measures including Bund Center Office Tower are in compliance with the advice of the Chinese local authorities to help prevent the spread of the Covid-19 virus for the health and safety of all employees, tenants, guests and visitors.

The Group will continue to monitor closely any updates and advisories from the local Chinese authorities, which include close communication with such authorities to stay abreast with the latest progressive developments. The re-opening of the above will be announced at the appropriate time in due course. Meanwhile, the Group has instituted 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.

As the situation relating to the spread and containment of the Covid-19 virus remains uncertain and fluid, the Group will continue to monitor the impact on the crisis may have on its business operating performance.

11. Dividend

(a) Current Financial Period Reported On

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

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 27 April 2020, the following Ordinary dividend has been proposed:

Name of Dividend:	First and final
Dividend Type:	Cash
Dividend Amount per share:	S\$0.01 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:	First and final
Dividend Type:	Cash
Dividend Amount per share:	S\$0.022 per ordinary share
Date of payment:	9 May 2019
Tax Rate:	Tax not applicable

(c) Date payable

Subject to ordinary shareholders' approval at the Annual General Meeting to be held on 27 April 2020, the proposed first and final ordinary dividend for financial year ended 31 December 2019 will be payable on 29 May 2020.

(d) Record date

5.00 p.m. on 21 May 2020.

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

Not applicable.

13. Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during the year ended 31 December 2019.

**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

The Group's reportable segments are strategic business units that offer different services and are managed separately because each business unit requires different marketing strategies. Set out below are the Group's reportable segments:

Hotel – ownership of hotel, which is under the management of Westin Hotel Management, L.P.; and
Property leasing – ownership and leasing of investment properties.

	Segment Revenue		Segment Profit	
	FY2019 S\$'000	FY2018 S\$'000	FY2019 S\$'000	FY2018 S\$'000
Hotel	56,626	62,742	17,761	20,830
Property leasing	53,721	56,136	44,885	45,092
	<u>110,347</u>	<u>118,878</u>	62,646	65,922
Depreciation and amortisation expenses			(20,601)	(21,553)
Interest income			4,732	4,659
Interest expenses			(8)	(8)
Net foreign exchange gain/(losses)			604	(3,166)
Certain administrative expenses not allocated			<u>(4,089)</u>	<u>(3,837)</u>
Profit before income tax			<u>43,284</u>	<u>42,017</u>

	Depreciation and amortisation		Capital expenditure	
	FY2019 S\$'000	FY2018 S\$'000	FY2019 S\$'000	FY2018 S\$'000
Hotel	8,783	11,349	768	949
Property leasing	11,601	9,990	2,886	117
Others	217	214	2	11
	<u>20,601</u>	<u>21,553</u>	<u>3,656</u>	<u>1,077</u>

No segment information by geographical location has been presented as the Group's activities are primarily carried out in the People's Republic of China.

15. A breakdown of sales

	The Group		
	S\$'000		%
	2019	2018	Increase/ (Decrease)
(a) Sales reported for first half year	54,379	59,899	(9.2)
(b) Operating profit after tax before deducting non-controlling interests reported for first half year	14,919	14,649	1.8
(c) Sales reported for second half year	55,968	58,979	(5.1)
(d) Operating profit after tax before deducting non-controlling interests reported for second half year	13,527	12,789	5.8

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

	2019 S\$'000	2018 S\$'000
Ordinary – proposed final dividend	7,588	16,693

17. 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.

18. Disclosure of person occupying a managerial position in Bund Center Investment Ltd (“BCI”) or any of its principal subsidiaries who is a relative of a Director or Chief Executive Officer or Substantial Shareholder of BCI pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited)

Name	Age	Family relationship with any Director, Chief Executive Officer and/or Substantial Shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Frankle (Djafar) Widjaja	63	Brother of Franky Oesman Widjaja, father of Deborah Widjaja, Directors of BCI	<p><u>BCI:</u> Executive Chairman and Chief Executive Officer since 2009</p> <p>Oversees our group’s PRC Property Business, sets our strategies and leads the overall management. He is also primarily responsible for all aspects of our Hotel, Office Tower and Golden Center, including the ongoing evaluation, investment and improvement of the aforesaid properties.</p> <p><u>Principal Subsidiary(ies):</u> <u>Shanghai Golden Bund Real Estate Co., Ltd:</u> Chairman since 2001</p>	No changes
				No changes

Name	Age	Family relationship with any Director, Chief Executive Officer and/or Substantial Shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Franky Oesman Widjaja	62	Brother of Frankle (Djafar) Widjaja, uncle of Deborah Widjaja, Directors of BCI	<u>BCI:</u> Director since 2009 Member of the Nominating Committee and Remuneration Committee since 2012 <i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd:</u> Director since 1997	No changes No changes
Deborah Widjaja	35	Daughter of Frankle (Djafar) Widjaja and niece of Franky Oesman Widjaja, Directors of BCI	<u>BCI:</u> Director since 2012 Deputy Chief Executive Officer since 2015 <i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd:</u> Director since 2012	No changes No changes
Jehny Susanty	62	Spouse of Frankle (Djafar) Widjaja, mother of Deborah Widjaja and sister-in-law of Franky Oesman Widjaja, Directors of BCI	<i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd:</u> Director since 2012	No changes

BY ORDER OF THE BOARD

Frankle (Djafar) Widjaja
Director
28 February 2020

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 28 February 2020 to the SGX