



**BUND CENTER INVESTMENT LTD**

**Full Year Financial Statement And Dividend Announcement**

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

**UNAUDITED CONSOLIDATED INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	<b>Note</b>	<b>Full Year 2023 S\$'000</b>	<b>Full Year 2022 S\$'000</b>	<b>Change %</b>	<b>4th Qtr 2023 S\$'000</b>	<b>4th Qtr 2022 S\$'000</b>	<b>Change %</b>
Revenue	E4	83,889	67,610	24.1	21,322	16,313	30.7
Cost of sales		<u>(47,965)</u>	<u>(43,213)</u>	11.0	<u>(12,523)</u>	<u>(10,988)</u>	14.0
Gross profit		<u>35,924</u>	<u>24,397</u>	47.2	<u>8,799</u>	<u>5,325</u>	65.2
Operating expenses							
Selling expenses		(3,901)	(2,520)	54.8	(1,041)	(89)	n.m.
General and administrative expenses		<u>(18,957)</u>	<u>(16,176)</u>	17.2	<u>(5,575)</u>	<u>(5,165)</u>	7.9
Total operating expenses		<u>(22,858)</u>	<u>(18,696)</u>	22.3	<u>(6,616)</u>	<u>(5,254)</u>	25.9
Operating profit		13,066	5,701	129.2	2,183	71	n.m.
Financial income		4,675	5,428	(13.9)	1,094	1,172	(6.7)
Financial expenses		(9)	-	n.m.	(4)	-	n.m.
Other operating income		4,738	2,176	117.7	3,892	3,657	6.4
Allowance for expected credit loss on trade receivables		<u>(1,471)</u>	<u>-</u>	n.m.	<u>(668)</u>	<u>-</u>	n.m.
Profit before income tax	E5	20,999	13,305	57.8	6,497	4,900	32.6
Income tax	E6	<u>(9,503)</u>	<u>(10,471)</u>	(9.2)	<u>(3,231)</u>	<u>(2,723)</u>	18.7
Total profit for the year/period		<u>11,496</u>	<u>2,834</u>	305.6	<u>3,266</u>	<u>2,177</u>	50.0
Profit for the year/period attributable to:							
Owners of the Company		11,097	2,575	331.0	3,154	2,134	47.8
Non-controlling interests		<u>399</u>	<u>259</u>	54.1	<u>112</u>	<u>43</u>	160.5
		<u>11,496</u>	<u>2,834</u>	305.6	<u>3,266</u>	<u>2,177</u>	50.0

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 YEAR ENDED 31 DECEMBER 2023**

	<b>Full Year 2023 S\$'000</b>	<b>Full Year 2022 S\$'000</b>	<b>4th Qtr 2023 S\$'000</b>	<b>4th Qtr 2022 S\$'000</b>
Total profit for the year/period	11,496	2,834	3,266	2,177
<b>Other comprehensive loss:</b>				
<u>Item that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency difference arising from consolidation, net of tax	<u>(14,865)</u>	<u>(38,434)</u>	<u>(3,958)</u>	<u>(21,309)</u>
<b>Total comprehensive loss for the year/period</b>	<b><u>(3,369)</u></b>	<b><u>(35,600)</u></b>	<b><u>(692)</u></b>	<b><u>(19,132)</u></b>
<b>Total comprehensive (loss)/income attributable to:</b>				
Owners of the Company	(3,255)	(34,458)	(735)	(18,521)
Non-controlling interests	<u>(114)</u>	<u>(1,142)</u>	<u>43</u>	<u>(611)</u>
	<b><u>(3,369)</u></b>	<b><u>(35,600)</u></b>	<b><u>(692)</u></b>	<b><u>(19,132)</u></b>

**ADDITIONAL INFORMATION**

	<b>Full Year 2023 S\$'000</b>	<b>Full Year 2022 S\$'000</b>	<b>Change %</b>	<b>4th Qtr 2023 S\$'000</b>	<b>4th Qtr 2022 S\$'000</b>	<b>Change %</b>
<b>Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange gain/(loss) ("EBITDA")</b>	41,348	37,480	10.3	9,542	7,501	27.2
Lease Interest	(9)	-	n.m.	(4)	-	n.m.
Depreciation and amortisation	(20,513)	(21,810)	(5.9)	(5,056)	(5,170)	(2.2)
Foreign exchange gain/(loss)	<u>173</u>	<u>(2,365)</u>	n.m.	<u>2,015</u>	<u>2,569</u>	(21.6)
<b>Profit before income tax</b>	<b><u>20,999</u></b>	<b><u>13,305</u></b>	<b>57.8</b>	<b><u>6,497</u></b>	<b><u>4,900</u></b>	<b>32.6</b>

Note: n.m. – not meaningful

## B Condensed interim statements of financial position

### UNAUDITED STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		As at		As at	
		31/12/2023	31/12/2022	31/12/2023	31/12/2022
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Assets</b>					
Current Assets					
Cash and cash equivalents		151,485	150,631	1,032	767
Trade receivables and other current assets		7,311	9,113	12,268	12,977
Inventories, at cost		312	310	-	-
		<u>159,108</u>	<u>160,054</u>	<u>13,300</u>	<u>13,744</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		138,521	152,811	-	-
Property, plant and equipment		108,893	119,191	-	-
Deferred tax assets		2,567	2,930	-	-
Deferred charges		438	470	-	-
		<u>250,419</u>	<u>275,402</u>	<u>410,659</u>	<u>410,659</u>
<b>Total Assets</b>		<b><u>409,527</u></b>	<b><u>435,456</u></b>	<b><u>423,959</u></b>	<b><u>424,403</u></b>
<b>Liabilities and Equity</b>					
Current Liabilities					
Trade and other payables		19,314	16,322	717	867
Income tax payable		2,611	1,844	-	-
Lease liability	E9	140	-	-	-
		<u>22,065</u>	<u>18,166</u>	<u>717</u>	<u>867</u>
Non-Current Liabilities					
Long-term liabilities		8,795	11,974	-	-
Deferred tax liabilities		3,191	4,673	-	-
Lease liability	E9	490	-	-	-
		<u>12,476</u>	<u>16,647</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>34,541</u>	<u>34,813</u>	<u>717</u>	<u>867</u>
Equity Attributable to Owners of the Company					
Share capital	E10	105,784	105,784	105,784	105,784
Share premium		304,881	304,881	304,881	304,881
Treasury shares	E10	(1,498)	(1,498)	(1,498)	(1,498)
Asset revaluation reserve		65,175	65,175	-	-
Merger reserve		(133,639)	(133,639)	-	-
Foreign currency translation reserve		5,936	20,288	-	-
Retained earnings		15,396	25,544	14,075	14,369
		<u>362,035</u>	<u>386,535</u>	<u>423,242</u>	<u>423,536</u>
Non-Controlling Interests		12,951	14,108	-	-
Total Equity		<u>374,986</u>	<u>400,643</u>	<u>423,242</u>	<u>423,536</u>
<b>Total Liabilities and Equity</b>		<b><u>409,527</u></b>	<b><u>435,456</u></b>	<b><u>423,959</u></b>	<b><u>424,403</u></b>

## C Condensed interim statements of changes in equity

### UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2023

<b>The Group</b>	← 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 2023	105,784	304,881	(1,498)	65,175	(133,639)	20,288	25,544	386,535	14,108	400,643
Profit for the year	-	-	-	-	-	-	11,097	11,097	399	11,496
Other comprehensive loss for the year – Foreign currency translation	-	-	-	-	-	(14,352)	-	(14,352)	(513)	(14,865)
Total comprehensive (loss)/income for the year	-	-	-	-	-	(14,352)	11,097	(3,255)	(114)	(3,369)
Dividend paid for 2023 (Note E11)	-	-	-	-	-	-	(21,245)	(21,245)	-	(21,245)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,043)	(1,043)
Balance as at 31 Dec 2023	105,784	304,881	(1,498)	65,175	(133,639)	5,936	15,396	362,035	12,951	374,986
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 year	-	-	-	-	-	-	2,575	2,575	259	2,834
Other comprehensive loss for the year – Foreign currency translation	-	-	-	-	-	(37,033)	-	(37,033)	(1,401)	(38,434)
Total comprehensive (loss)/income for the year	-	-	-	-	-	(37,033)	2,575	(34,458)	(1,142)	(35,600)
Dividend paid for 2022 (Note E11)	-	-	-	-	-	-	(26,557)	(26,557)	-	(26,557)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,146)	(1,146)
Balance as at 31 Dec 2022	105,784	304,881	(1,498)	65,175	(133,639)	20,288	25,544	386,535	14,108	400,643

<b>The Company</b>	Share Capital	Share Premium	Treasury Shares	Retained Earnings	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at 1 Jan 2023	105,784	304,881	(1,498)	14,369	423,536
Total comprehensive income for the year	-	-	-	20,951	20,951
Dividend paid for 2023 (Note E11)	-	-	-	(21,245)	(21,245)
Balance as at 31 Dec 2023	105,784	304,881	(1,498)	14,075	423,242
Balance as at 1 Jan 2022	105,784	304,881	(1,498)	14,588	423,755
Total comprehensive income for the year	-	-	-	26,338	26,338
Dividend paid for 2021 (Note E11)	-	-	-	(26,557)	(26,557)
Balance as at 31 Dec 2022	105,784	304,881	(1,498)	14,369	423,536

## D Condensed interim consolidated statements of cash flows

### UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2023

	<b>Full Year 2023 <u>S\$'000</u></b>	<b>Full Year 2022 <u>S\$'000</u></b>
<b>Cash flows from operating activities</b>		
Profit for the year	11,496	2,834
Adjustments for:		
Depreciation of property, plant and equipment	8,473	8,944
Depreciation of investment properties	12,019	12,845
Amortisation of deferred charges	21	21
Allowance for expected credit loss on trade receivables	1,471	-
Gain on disposal of property, plant and equipment	(349)	-
Investment properties written off	95	-
Property, plant and equipment written off	29	51
Interest income	(4,675)	(5,428)
Interest expense	9	-
Unrealised foreign exchange loss	23	3,921
Income tax expenses	<u>9,503</u>	<u>10,471</u>
Operating cash flows before working capital changes	38,115	33,659
Changes in working capital:		
Trade receivables and other current assets	(76)	(4,917)
Inventories	(2)	36
Trade and other payables	<u>(187)</u>	<u>(3,452)</u>
Cash generated from operations	37,850	25,326
Tax paid	(9,757)	(9,812)
Interest received	4,874	5,877
Interest paid	<u>(9)</u>	<u>-</u>
<b>Net cash from operating activities</b>	<b><u>32,958</u></b>	<b><u>21,391</u></b>
<b>Cash flows from investing activities</b>		
Proceeds from sale of property, plant and equipment	355	-
Capital expenditure on property, plant and equipment	(1,481)	(599)
Capital expenditure on investment properties	(3,156)	(2,000)
Payments for deferred expenditure	<u>(5)</u>	<u>-</u>
<b>Net cash used in investing activities</b>	<b><u>(4,287)</u></b>	<b><u>(2,599)</u></b>
<b>Cash flows from financing activities</b>		
Payments of lease liability	(70)	-
Payment of dividends to owners of the Company	(21,245)	(26,557)
Payment of dividends to non-controlling shareholders	<u>(1,043)</u>	<u>(1,146)</u>
<b>Net cash used in financing activities</b>	<b><u>(22,358)</u></b>	<b><u>(27,703)</u></b>
Net increase/(decrease) in cash and cash equivalents	6,313	(8,911)
Cash and cash equivalents at beginning of the year	150,631	174,484
Effect of exchange rate changes on balances of cash held in foreign currencies	<u>(5,459)</u>	<u>(14,942)</u>
<b>Cash and cash equivalents at end of the year</b>	<b><u>151,485</u></b>	<b><u>150,631</u></b>

## **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 the year ended 31 December 2023 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 the year ended 31 December 2023, 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 2022.

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 2023. 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 2022.

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 year.

### **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:

	<b>Group</b>	
	<u>Full Year 2023</u>	<u>Full Year 2022</u>
	S\$’000	S\$’000
Hotel revenue	44,523	19,124
Property leasing income	39,366	48,486
	<u>83,889</u>	<u>67,610</u>

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

### 4 Segment and revenue information (cont'd)

	<u>Segment Profit/(Loss)</u>	
	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000
Hotel	11,460	(3,709)
Property leasing	29,805	40,422
	<u>41,265</u>	<u>36,713</u>
Depreciation and amortisation expenses	(20,513)	(21,810)
Interest income	4,675	5,428
Interest expense	(9)	-
Foreign exchange gain/(loss)	173	(2,365)
Certain administrative expenses not allocated	(4,592)	(4,661)
Profit before income tax	<u>20,999</u>	<u>13,305</u>

	<u>Depreciation and amortisation</u>		<u>Capital expenditure</u>	
	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000
Hotel	7,952	8,631	297	306
Property leasing	12,353	13,174	3,501	2,293
Others	208	5	1,747	-
	<u>20,513</u>	<u>21,810</u>	<u>5,545</u>	<u>2,599</u>

	<u>As at 31 December 2023</u>		<u>As at 31 December 2022</u>	
	<u>Segment assets</u> S\$'000	<u>Segment liabilities</u> S\$'000	<u>Segment assets</u> S\$'000	<u>Segment liabilities</u> S\$'000
Hotel	111,529	4,181	123,649	3,207
Property leasing	291,347	44,386	309,028	45,851
Total segment assets/ liabilities	402,876	48,567	432,677	49,058
Other unallocated assets/ liabilities	407,895	387,524	410,220	393,285
Elimination of inter-segment receivables/payables	(401,244)	(401,550)	(407,441)	(407,530)
Total assets/liabilities	<u>409,527</u>	<u>34,541</u>	<u>435,456</u>	<u>34,813</u>

### 5 Profit before income tax

#### Significant items

	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000
Depreciation of investment properties	12,019	12,845
Depreciation of property, plant and equipment	8,473	8,944
Allowances for expected credit loss on trade receivables	1,471	-
Investment properties written off	95	-
Property, plant and equipment written off	29	51
Gain on disposal of property, plant and equipment	(349)	-
Foreign exchange (gain)/loss	(173)	2,365

#### Related party transactions

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

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

### 6 Income tax

	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000
Current income tax expense	7,590	5,854
Deferred income tax (credit)/expense	(1,221)	1,193
Withholding tax expenses	3,134	3,424
	<u>9,503</u>	<u>10,471</u>

### 7 Earnings per share

	<u>Full Year 2023</u>	<u>Full Year 2022</u>	<u>4th Qtr 2023</u>	<u>4th Qtr 2022</u>
Earnings per ordinary share for the year/period:-				
(i) Based on weighted average number of ordinary shares	SGD1.46cents	SGD0.34cents	SGD0.42cents	SGD0.28cents
- 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

### 8 Net asset value per share

	<u>The Group</u>		<u>The Company</u>	
	As at 31 Dec 2023	As at 31 Dec 2022	As at 31 Dec 2023	As at 31 Dec 2022
Net asset value per ordinary share based on existing issued share capital of 758,768,832	S\$0.49	S\$0.53	S\$0.56	S\$0.56

### 9 Lease liabilities

	<u>31/12/2023</u> S\$'000	<u>31/12/2022</u> S\$'000
Amount repayable in one year or less	140	-
Amount repayable after one year	490	-
	<u>630</u>	<u>-</u>

During the current year, the additions to property, plant and equipment included S\$700,000 (2022: S\$Nil) acquired under leasing arrangement.

### 10 Share Capital and Treasury Shares

<u>Group and Company</u>	<u>No. of ordinary shares</u>		<u>Amount</u>	
	<u>Issued share capital</u>	<u>Treasury shares</u>	<u>Share capital</u> S\$'000	<u>Treasury shares</u> S\$'000
Balance as at 31 December 2023 and 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 31 December 2022.

### 11 Dividends

<u>Group and Company</u>	<u>Full Year 2023</u> S\$'000	<u>Full Year 2022</u> S\$'000
Interim dividends paid for the year of S\$0.028 (2022: S\$0.035) per share	<u>21,245</u>	<u>26,557</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 31 December 2023 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 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:

	Full Year 2023 S\$'000	Full Year 2022 S\$'000	Change %
<b>Revenue from:</b>			
Hotel	44,523	19,124	132.8
Property leasing	<u>39,366</u>	<u>48,486</u>	(18.8)
Total revenue	<u>83,889</u>	<u>67,610</u>	24.1
<b>Gross Profit/(Loss) from:</b>			
Hotel	17,387	(2,222)	n.m.
Property leasing	<u>18,537</u>	<u>26,619</u>	(30.4)
Total gross profit	<u>35,924</u>	<u>24,397</u>	47.2
<b>Gross Profit/(Loss) Margin</b>			
Hotel	39.1%	(11.6%)	50.7
Property leasing	47.1%	54.9%	(7.8)
Overall	<u>42.8%</u>	<u>36.1%</u>	6.7

Note: n.m. – not meaningful.

### REVIEW OF PERFORMANCE FOR THE YEAR ENDED 31 DECEMBER 2023

Group revenue was up 24.1% to S\$83.9 million for the year ended 31 December 2023 (“FY2023”) as compared to S\$67.6 million for the previous year (“FY2022”). On the back of the higher hotel revenue, operating profit and net profit showed marked improvements, increasing by 129.2% and 305.6% to S\$13.1 million (FY2022: S\$5.7 million) and \$11.5 million (FY2022: S\$2.8 million) respectively.

#### REVENUE

Despite the lower average translation rate of Chinese Renminbi (“RMB”) to SGD during the current year, the Group’s revenue increased by 24.1% mainly driven by strong business recovery in our hotel operations following the lifting of the stringent domestic and international travel restrictions since the beginning of 2023. Hotel revenue increased by 132.8% from S\$19.1 million in the previous year to S\$44.5 million primarily due to higher hotel occupancy and room rates in line with increased demand from both domestic and international travellers, as well as the resumption of exhibition and convention activities in Shanghai.

Leasing income from both our retail complex and office tower decreased from S\$48.5 million in FY2022 to S\$39.4 million in the current year. This was mainly affected by lower average translation rate of RMB to SGD, coupled with lower average occupancy and leasing rate, as tenants remain cautious when making their leasing decisions amid a slow economy and market uncertainty.

#### GROSS PROFIT

The Group’s gross profit increased by 47.2% to S\$35.9 million in the current year mainly contributed by higher hotel revenue while certain expenses in cost of sales, such as depreciation expenses, has remained fairly constant. Consequently, the Group’s gross profit margin improved from 36.1% in FY2022 to 42.8%.

#### OPERATING EXPENSES

Total operating expenses increased from S\$18.7 million in FY2022 to S\$22.9 million in the current year. Selling expenses increased by S\$1.4 million in the current year mainly due to higher advertising and promotion expenses following the increased operating activities. General and administrative expenses increased by S\$2.8 million in the current year mainly due to increases in management fee to hotel operator, salaries costs, as well as utilities, repair and maintenance expenses in view of the increased hotel activities.

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

### **FINANCIAL INCOME, NET**

Net financial income comprised net interest income after deducting lease interest expenses. Net financial income decreased from S\$5.4 million in the previous year to S\$4.7 million mainly in line with lower average time deposits during the current year.

### **OTHER OPERATING INCOME**

Net other operating income mainly comprised business assistance grants, gain on disposal of fixed assets, advertising income and foreign exchange gain, net of other miscellaneous expenses, foreign exchange loss, and donation made. Other operating income was higher at S\$4.7 million in FY2023 mainly due to unrealised foreign exchange gain reported during the current year as compared to unrealised loss in FY2022.

### **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 differences. No group relief is available for set-off of taxable profits against tax losses of companies within the Group. Despite higher profit recorded, income tax expense was lower at S\$9.5 million in the current year mainly due to lower withholding tax expenses, as well as deferred tax credit recorded.

## **REVIEW OF FINANCIAL POSITION AS AT 31 DECEMBER 2023**

### **ASSETS**

The Group's total assets of S\$409.5 million mainly consist of investment properties of S\$138.5 million; property, plant and equipment of S\$108.9 million and cash and cash equivalents of S\$151.5 million. Total assets decreased by S\$25.9 million as compared to S\$435.5 million as at 31 December 2022 mainly attributable to lower book value of investment properties and property, plant and equipment due to translation effect of weakening RMB and depreciation expenses recorded for the current year.

### **LIABILITIES**

As compared to the previous year end, the Group's total liabilities decreased by S\$0.3 million to S\$34.5 million as at the end of 2023 mainly due to lower deferred tax liabilities and lower rental deposits received, partially offset by higher accrued operating expenses.

## **REVIEW OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2023**

The Group recorded a net cash generated from operating activities of S\$33.0 million as compared to S\$21.4 million in the previous year in line with the improved operating performance for the current year.

Net cash used in investing activities of S\$4.3 million mainly related to capital expenditure incurred on fixed assets and investment properties.

Net cash used in financing activities of S\$22.4 million mainly related to dividend payments made during the current year.

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

Not applicable.

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

### 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 hotel industry in China has seen a steady recovery over the past three quarters, amidst the post-pandemic boom in leisure travel that has fuelled demand for hotels and pushed up room rates. The Group will continue its flexible room rate strategy to capture the expected rebound in the hospitality markets including focusing on the hotel's distinctive well-being program and local attractions for both the domestic and overseas markets.

The operating environment for our leasing operations remains highly competitive. An oversupply of office space in Shanghai and weak leasing demand, owing to the slower-than-expected overall economic recovery, have led to highly competitive leasing market and thus downward pressure on leasing rates. Nonetheless, the Group will continue to monitor business developments and adjust its business strategies to attract potential tenants and retain existing tenants for its investment properties.

### 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\$0.028 per ordinary share
Date of Payment:	8 September 2023
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\$0.035 per ordinary share
Date of Payment:	9 September 2022
Tax Rate:	Tax not applicable

#### **(c) Date payable**

Not applicable

#### **(d) Record date**

Not applicable

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

	<b>2023</b>	<b>2022</b>
	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>
Ordinary - interim	<u>21,245</u>	<u>26,557</u>

### 7 Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during the year ended 31 December 2023.



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

<b>Name</b>	<b>Age</b>	<b>Family relationship with any Director, and/or Substantial Shareholder</b>	<b>Current position and duties, and the year the position was first held</b>	<b>Details of changes in duties and position held, if any, during the year</b>
Franky Oesman Widjaja	66	Brother of Frankle (Djafar) Widjaja, uncle of Deborah Widjaja, Directors of BCI	<p><u>BCI:</u> Director since 2009 Member of the Nominating Committee and Remuneration Committee since 2012</p> <p><i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd:</u> Director since 1997</p>	No changes  No changes
Deborah Widjaja	39	Daughter of Frankle (Djafar) Widjaja, niece of Franky Oesman Widjaja, Directors of BCI	<p><u>BCI</u> Director since 2012 Deputy Chief Executive Officer since 2015</p> <p><i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd</u> Director since 2012</p>	No changes  No changes
Jehny Susanty	66	Spouse of Frankle (Djafar) Widjaja, mother of Deborah Widjaja and sister-in-law of Franky Oesman Widjaja, Directors of BCI	<p><i>Principal Subsidiary(ies):</i> <u>Shanghai Golden Bund Real Estate Co., Ltd</u> Director since 2012</p>	No changes

**BY ORDER OF THE BOARD**

Frankle (Djafar) Widjaja  
Director  
23 February 2024

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 23 February 2024 to the SGX