



**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 2024**

	<u>Note</u>	<u>Ytd Sept 2024 S\$'000</u>	<u>Ytd Sept 2023 S\$'000</u>	<u>Change %</u>	<u>3rd Qtr 2024 S\$'000</u>	<u>3rd Qtr 2023 S\$'000</u>	<u>Change %</u>
<b>Revenue</b>	E4	63,027	62,567	0.7	20,687	21,923	(5.6)
Cost of sales		<u>(35,788)</u>	<u>(35,442)</u>	1.0	<u>(11,919)</u>	<u>(12,126)</u>	(1.7)
Gross profit		<u>27,239</u>	<u>27,125</u>	0.4	<u>8,768</u>	<u>9,797</u>	(10.5)
Operating expenses							
Selling expenses		(3,017)	(2,860)	5.5	(1,024)	(994)	3.0
General and administrative expenses		<u>(13,615)</u>	<u>(13,382)</u>	1.7	<u>(4,594)</u>	<u>(5,034)</u>	(8.7)
Total operating expenses		<u>(16,632)</u>	<u>(16,242)</u>	2.4	<u>(5,618)</u>	<u>(6,028)</u>	(6.8)
Operating profit		10,607	10,883	(2.5)	3,150	3,769	(16.4)
Financial income		4,785	3,581	33.6	1,615	1,125	43.6
Financial expenses		(14)	(5)	180.0	(5)	(5)	-
Other operating (expenses)/income, net		<u>(1,471)</u>	<u>43</u>	n.m.	<u>(2,140)</u>	<u>(839)</u>	155.1
<b>Profit before income tax</b>	E5	13,907	14,502	(4.1)	2,620	4,050	(35.3)
Income tax	E6	<u>(6,069)</u>	<u>(6,272)</u>	(3.2)	<u>(1,827)</u>	<u>(1,896)</u>	(3.6)
<b>Total profit for the period</b>		<u>7,838</u>	<u>8,230</u>	(4.8)	<u>793</u>	<u>2,154</u>	(63.2)
<b>Profit for the period attributable to:</b>							
Owners of the Company		7,513	7,943	(5.4)	697	2,118	(67.1)
Non-controlling interests		<u>325</u>	<u>287</u>	13.2	<u>96</u>	<u>36</u>	166.7
		<u>7,838</u>	<u>8,230</u>	(4.8)	<u>793</u>	<u>2,154</u>	(63.2)

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 2024**

	<b>Ytd Sept 2024 <u>S\$'000</u></b>	<b>Ytd Sept 2023 <u>S\$'000</u></b>	<b>3rd Qtr 2024 <u>S\$'000</u></b>	<b>3rd Qtr 2023 <u>S\$'000</u></b>
Total profit for the period	7,838	8,230	793	2,154
<b>Other comprehensive (loss)/income:</b>				
<u>Item that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency translation difference arising from consolidation, net of tax	<u>(4,499)</u>	<u>(10,907)</u>	<u>(8,997)</u>	<u>61</u>
<b>Total comprehensive income/(loss) for the period</b>	<b><u>3,339</u></b>	<b><u>(2,677)</u></b>	<b><u>(8,204)</u></b>	<b><u>2,215</u></b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	3,160	(2,520)	(8,084)	2,178
Non-controlling interests	<u>179</u>	<u>(157)</u>	<u>(120)</u>	<u>37</u>
	<b><u>3,339</u></b>	<b><u>(2,677)</u></b>	<b><u>(8,204)</u></b>	<b><u>2,215</u></b>

**ADDITIONAL INFORMATION**

	<b>Ytd Sept 2024 <u>S\$'000</u></b>	<b>Ytd Sept 2023 <u>S\$'000</u></b>	<b>Change %</b>	<b>3rd Qtr 2024 <u>S\$'000</u></b>	<b>3rd Qtr 2023 <u>S\$'000</u></b>	<b>Change %</b>
<b>Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange (loss)/gain ("EBITDA")</b>	33,365	31,806	4.9	10,550	8,982	17.5
Lease interest	(14)	(5)	180.0	(5)	(5)	-
Depreciation and amortisation	(15,352)	(15,457)	(0.7)	(5,055)	(5,085)	(0.6)
Foreign exchange (loss)/gain	<u>(4,092)</u>	<u>(1,842)</u>	122.1	<u>(2,870)</u>	158	n.m.
<b>Profit before income tax</b>	<b><u>13,907</u></b>	<b><u>14,502</u></b>	<b>(4.1)</b>	<b><u>2,620</u></b>	<b><u>4,050</u></b>	<b>(35.3)</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	
		30/9/2024	31/12/2023	30/9/2024	31/12/2023
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Assets</b>					
Current Assets					
Cash and bank balances		163,363	151,485	13,059	1,032
Trade receivables and other current assets	E9	8,119	7,311	89,420	12,268
Inventories, at cost		279	312	-	-
		<u>171,761</u>	<u>159,108</u>	<u>102,479</u>	<u>13,300</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		128,619	138,521	-	-
Property, plant and equipment		101,386	108,893	-	-
Deferred tax assets		2,336	2,567	-	-
Deferred charges		415	438	-	-
		<u>232,756</u>	<u>250,419</u>	<u>410,659</u>	<u>410,659</u>
<b>Total Assets</b>		<b><u>404,517</u></b>	<b><u>409,527</u></b>	<b><u>513,138</u></b>	<b><u>423,959</u></b>
<b>Liabilities and Equity</b>					
Current Liabilities					
Trade and other payables		15,111	19,314	750	717
Income tax payable		1,448	2,611	-	-
Lease liability	E10	140	140	-	-
		<u>16,699</u>	<u>22,065</u>	<u>750</u>	<u>717</u>
Non-Current Liabilities					
Long-term liabilities		9,291	8,795	-	-
Deferred tax liabilities		2,991	3,191	-	-
Lease liability	E10	385	490	-	-
		<u>12,667</u>	<u>12,476</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>29,366</u>	<u>34,541</u>	<u>750</u>	<u>717</u>
Equity Attributable to Owners of the Company					
Share capital	E11	105,784	105,784	105,784	105,784
Share premium		304,881	304,881	304,881	304,881
Treasury shares	E11	(1,498)	(1,498)	(1,498)	(1,498)
Asset revaluation reserve		65,175	65,175	-	-
Merger reserve		(133,639)	(133,639)	-	-
Foreign currency translation reserve		1,583	5,936	-	-
Retained earnings		22,909	15,396	103,221	14,075
		<u>365,195</u>	<u>362,035</u>	<u>512,388</u>	<u>423,242</u>
Non-controlling interests		9,956	12,951	-	-
Total Equity		<u>375,151</u>	<u>374,986</u>	<u>512,388</u>	<u>423,242</u>
<b>Total Liabilities and Equity</b>		<b><u>404,517</u></b>	<b><u>409,527</u></b>	<b><u>513,138</u></b>	<b><u>423,959</u></b>

## C Condensed interim statements of changes in equity

### UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

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			
Balance as at 1 Jan 2024	105,784	304,881	(1,498)	65,175	(133,639)	5,936	15,396	362,035	12,951	374,986
Profit for the period	-	-	-	-	-	-	6,816	6,816	229	7,045
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	4,428	-	4,428	70	4,498
Total comprehensive income for the period	-	-	-	-	-	4,428	6,816	11,244	299	11,543
Capital returned to non-controlling shareholders	-	-	-	-	-	-	-	-	(2,714)	(2,714)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	-	(460)	(460)
Balance as at 30 Jun 2024	105,784	304,881	(1,498)	65,175	(133,639)	10,364	22,212	373,279	10,076	383,355
Profit for the period	-	-	-	-	-	-	697	697	96	793
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(8,781)	-	(8,781)	(216)	(8,997)
Total comprehensive (loss)/income for the period	-	-	-	-	-	(8,781)	697	(8,084)	(120)	(8,204)
Balance as at 30 Sept 2024	105,784	304,881	(1,498)	65,175	(133,639)	1,583	22,909	365,195	9,956	375,151
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 period	-	-	-	-	-	-	5,825	5,825	251	6,076
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(10,523)	-	(10,523)	(445)	(10,968)
Total comprehensive (loss)/income for the period	-	-	-	-	-	(10,523)	5,825	(4,698)	(194)	(4,892)
Dividend payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,043)	(1,043)
Balance as at 30 Jun 2023	105,784	304,881	(1,498)	65,175	(133,639)	9,765	31,369	381,837	12,871	394,708
Profit for the period	-	-	-	-	-	-	2,118	2,118	36	2,154
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	60	-	60	1	61
Total comprehensive income for the period	-	-	-	-	-	60	2,118	2,178	37	2,215
Dividend paid for 2023 (Note E12)	-	-	-	-	-	-	(21,245)	(21,245)	-	(21,245)
Balance as at 30 Sept 2023	105,784	304,881	(1,498)	65,175	(133,639)	9,825	12,242	362,770	12,908	375,678

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

### UNAUDITED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

<b>Company</b>	Share Capital S\$'000	Share Premium S\$'000	Treasury Shares S\$'000	Retained Earnings S\$'000	Total S\$'000
Balance as at 1 Jan 2024	105,784	304,881	(1,498)	14,075	423,242
Total comprehensive income for the period	-	-	-	95,213	95,213
Balance as at 30 Jun 2024	105,784	304,881	(1,498)	109,288	518,455
Total comprehensive loss for the period	-	-	-	(6,067)	(6,067)
Balance as at 30 Sept 2024	105,784	304,881	(1,498)	103,221	512,388
Balance as at 1 Jan 2023	105,784	304,881	(1,498)	14,369	423,536
Total comprehensive income for the period	-	-	-	21,669	21,669
Balance as at 30 Jun 2023	105,784	304,881	(1,498)	36,038	445,205
Total comprehensive income for the period	-	-	-	88	88
Dividend paid for 2023 (Note E12)	-	-	-	(21,245)	(21,245)
Balance as at 30 Sept 2023	105,784	304,881	(1,498)	14,881	424,048

## D Condensed interim consolidated statements of cash flows

### UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	Ytd Sept 2024 S\$'000	Ytd Sept 2023 S\$'000	3rd Qtr 2024 S\$'000	3rd Qtr 2023 S\$'000
<b>Cash flows from operating activities</b>				
<b>Profit for the period</b>	7,838	8,230	793	2,154
Adjustments for:				
Depreciation of investment properties	9,054	9,083	2,989	2,965
Depreciation of property, plant and equipment	6,282	6,359	2,061	2,115
Amortisation of deferred charges	16	15	5	5
(Reversal of)/Allowance for impairment loss on trade receivables	(3)	803	(1)	798
Gain on disposal of property, plant and equipment	-	(349)	-	(235)
Property, plant and equipment written off	9	19	2	11
Interest income	(4,785)	(3,581)	(1,615)	(1,125)
Interest expense	14	5	5	5
Unrealised foreign exchange loss/(gain)	3,468	1,619	1,864	(415)
Income tax expenses	6,069	6,272	1,827	1,896
<b>Operating cash flows before working capital changes</b>	27,962	28,475	7,930	8,174
Changes in working capital:				
Trade receivables and other current assets	2	337	844	717
Inventories	33	20	21	(6)
Trade and other payables	(3,707)	(5,412)	(1,970)	(3,516)
Cash generated from operations	24,290	23,420	6,825	5,369
Interest received	3,978	1,642	1,568	389
Interest paid	(14)	(5)	(5)	(5)
Income tax paid	(7,118)	(5,918)	(1,584)	(1,654)
<b>Net cash from operating activities</b>	21,136	19,139	6,804	4,099

## D Condensed interim consolidated statements of cash flows (Cont'd)

### UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd) FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	Ytd Sept 2024 <u>S\$'000</u>	Ytd Sept 2023 <u>S\$'000</u>	3rd Qtr 2024 <u>S\$'000</u>	3rd Qtr 2023 <u>S\$'000</u>
<b>Cash flows from investing activities</b>				
Capital expenditure on property, plant and equipment	(415)	(1,193)	(60)	(760)
Capital expenditure on investment properties	(1,236)	(545)	(766)	(313)
Placement of time deposits with maturity more than 3 months	(53,436)	-	(9,678)	-
Proceeds from disposal of property, plant and equipment	-	355	-	235
Payment of deferred expenditure	-	(5)	-	(5)
<b>Net cash used in investing activities</b>	<u>(55,087)</u>	<u>(1,388)</u>	<u>(10,504)</u>	<u>(843)</u>
<b>Cash flows from financing activities</b>				
Payment of lease liability	(105)	(11)	(35)	(11)
Capital returned to non-controlling shareholders	(2,714)	-	-	-
Payment of dividends to non-controlling shareholders	(460)	(1,043)	-	(815)
Payment of dividends to owner of the Company	-	(21,245)	-	(21,245)
<b>Net cash used in financing activities</b>	<u>(3,279)</u>	<u>(22,299)</u>	<u>(35)</u>	<u>(22,071)</u>
Net decrease in cash and cash equivalents	(37,230)	(4,548)	(3,735)	(18,815)
Cash and cash equivalents at beginning of the period	151,485	150,631	119,545	160,015
Effect of exchange rate changes on balances of cash held in foreign currencies	(4,328)	(4,365)	(5,883)	518
<b>Cash and cash equivalents at end of the period</b> (see Note below)	<u>109,927</u>	<u>141,718</u>	<u>109,927</u>	<u>141,718</u>
			<b>As at 30/09/2024 <u>S\$'000</u></b>	<b>As at 30/09/2023 <u>S\$'000</u></b>
<b>Note:</b>				
Cash and bank balances			163,363	141,718
Time deposits with maturity more than 3 months			(53,436)	-
Cash and cash equivalents per consolidated statement of cash flows			<u>109,927</u>	<u>141,718</u>

## E Notes to the condensed interim consolidated financial statements

### 1 Corporate information

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

The registered office of the Company is at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and the principal places of business of the Group are located at Shanghai and Ningbo, the People's Republic of China ("PRC"). The Company is principally engaged as an investment holding company.

These condensed interim consolidated financial statements as at and for the nine months ended 30 September 2024 comprise the condensed financial statements of the Company and its subsidiaries (the "Group").

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

### **2 Basis of preparation**

The condensed interim consolidated financial statements of the Group for the nine months ended 30 September 2024, have been prepared in accordance with International Accounting Standard ("IAS") 34, *Interim Financial Reporting*.

The condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and financial performance since the last annual financial statements for the year ended 31 December 2023.

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 2024. 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 new and revised IFRSs that have been issued but are not yet effective.

#### **2.2 Use of judgement and estimates**

In preparing the condensed interim consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of the Group's accounting policies and the reported amounts of assets, liabilities, income and expenses. Although these estimates are based on management's best knowledge of current events and actions, actual results may actually differ from these estimates. The significant judgements made in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements of the Group for the financial year ended 31 December 2023.

Estimates and underlying assumptions are reviewed on an ongoing basis. Financial impact arising from revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

### **3 Seasonal operations**

The Group's businesses are not affected significantly by seasonal or cyclical factors during the current financial period.

### **4 Segment and revenue information**

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

	<b>Segment Revenue</b>	
	<b><u>Ytd Sept 2024</u></b>	<b><u>Ytd Sept 2023</u></b>
	<b>S\$'000</b>	<b>S\$'000</b>
Hotel revenue	35,651	32,470
Property leasing income	27,376	30,097
Total revenue	<u>63,027</u>	<u>62,567</u>

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

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

	<b>Segment Profit</b>	
	<b><u>Ytd Sept 2024</u></b> <b>S\$'000</b>	<b><u>Ytd Sept 2023</u></b> <b>S\$'000</b>
Hotel	10,848	8,809
Property leasing	20,434	22,300
	<u>31,282</u>	<u>31,109</u>
Depreciation and amortisation	(15,352)	(15,457)
Interest income	4,785	3,581
Interest expense	(14)	(5)
Foreign exchange loss	(4,092)	(1,842)
Certain administrative expenses not allocated	(2,702)	(2,884)
Profit before income tax	<u>13,907</u>	<u>14,502</u>

	<b>As at 30/09/2024</b>	
	<b><u>Segment assets</u></b> <b>S\$'000</b>	<b><u>Segment liabilities</u></b> <b>S\$'000</b>
Hotel	102,542	2,436
Property leasing	205,580	41,591
Total segment assets/liabilities	<u>308,122</u>	<u>44,027</u>
Other unallocated assets/liabilities	516,127	404,813
Elimination of inter-segment receivables/payables	(419,732)	(419,474)
Total assets/liabilities	<u>404,517</u>	<u>29,366</u>

### 5 Profit before income tax

#### Significant items

	<b><u>Ytd Sept 2024</u></b> <b>S\$'000</b>	<b><u>Ytd Sept 2023</u></b> <b>S\$'000</b>
Depreciation of investment properties	9,054	9,083
Depreciation of property, plant and equipment	6,282	6,359
Foreign exchange loss	4,092	1,842
(Reversal of)/Allowance for impairment loss on trade receivables	(3)	803
Gain on disposal of property, plant and equipment	-	(349)

#### Related party transactions

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

### 6 Income tax

	<b><u>Ytd Sept 2024</u></b> <b>S\$'000</b>	<b><u>Ytd Sept 2023</u></b> <b>S\$'000</b>
Current income tax expense	4,698	4,956
Deferred income tax credit	(7)	(1,817)
Withholding tax expenses	1,378	3,133
	<u>6,069</u>	<u>6,272</u>



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

### 7 Earnings per share

	<u>Ytd Sept 2024</u>	<u>Ytd Sept 2023</u>	<u>3rd Qtr 2024</u>	<u>3rd Qtr 2023</u>
Earnings per ordinary share for the period:				
(i) Based on weighted average number of ordinary shares	SGD0.99cents	SGD1.05cents	SGD0.09cents	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>Group</u>		<u>Company</u>	
	<u>As at 30/09/2024</u>	<u>As at 31/12/2023</u>	<u>As at 30/09/2024</u>	<u>As at 31/12/2023</u>
Net asset value per ordinary share based on existing issued share capital of 758,768,832	S\$0.49	S\$0.49	S\$0.68	S\$0.56

### 9 Trade receivables and other current assets

	<u>Group</u>		<u>Company</u>	
	<u>As at 30/09/2024</u> <u>S\$'000</u>	<u>As at 31/12/2023</u> <u>S\$'000</u>	<u>As at 30/09/2024</u> <u>S\$'000</u>	<u>As at 31/12/2023</u> <u>S\$'000</u>
Trade receivables	2,826	3,511	-	-
Less: Loss allowance	(1,430)	(1,455)	-	-
	1,396	2,056	-	-
Dividend receivable from subsidiaries	-	-	77,485	-
Other receivables from:				
- Subsidiaries	-	-	11,864	12,208
- Third parties	5,262	3,823	-	-
Deposits	171	85	-	-
Recoverables	12	180	-	-
Prepayments	1,278	1,167	71	60
	<u>8,119</u>	<u>7,311</u>	<u>89,420</u>	<u>12,268</u>

### 10 Lease liability

<u>Group</u>	<u>As at 30/09/2024</u> <u>S\$'000</u>	<u>As at 31/12/2023</u> <u>S\$'000</u>
Amount repayable in one year or less	140	140
Amount repayable after one year	385	490
	<u>525</u>	<u>630</u>

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

### 11 Share capital and treasury shares

<u>Group and Company</u>	<u>No. of ordinary shares</u>		<u>Amount</u>	
	<u>Issued shares</u>	<u>Treasury shares</u>	<u>Share capital</u> <u>S\$'000</u>	<u>Treasury shares</u> <u>S\$'000</u>
Balance as at 31 December 2023 and 30 September 2024	<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 2023.

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

### 12 Dividends

<u>Group and Company</u>	<u>Ytd Sept 2024</u> <u>S\$'000</u>	<u>Ytd Sept 2023</u> <u>S\$'000</u>
Interim dividends paid for the year of Nil (2023: S\$0.028) per share	-	21,245

## 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 2024 and the related condensed consolidated income statements and statement of other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated 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 2024</u> <u>S\$'000</u>	<u>Ytd Sept 2023</u> <u>S\$'000</u>	<u>Change</u> <u>%</u>
<b>Revenue from:</b>			
Hotel	35,651	32,470	9.8
Property leasing	<u>27,376</u>	<u>30,097</u>	(9.0)
Total revenue	<u>63,027</u>	<u>62,567</u>	0.7
<b>Gross Profit from:</b>			
Hotel	15,413	12,893	19.5
Property leasing	<u>11,826</u>	<u>14,232</u>	(16.9)
Total gross profit	<u>27,239</u>	<u>27,125</u>	0.4
<b>Gross Profit Margin</b>			
Hotel	43.2%	39.7%	3.5
Property leasing	43.2%	47.3%	(4.1)
Overall	<u>43.2%</u>	<u>43.4%</u>	(0.2)

### REVIEW OF PERFORMANCE FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2024

The Group reported revenue of S\$63.0 million and net profit of S\$7.8 million for the nine month period ended 30 September 2024 ("9M2024"), with EBITDA rising from S\$31.8 million in the previous corresponding period ("9M2023") to S\$33.4 million.

#### REVENUE

The Group's revenue increased marginally, from S\$62.6 million in 9M2023 to S\$63.0 million in the current financial period. This was primarily driven by contrasting performance across our key business segments. Hotel revenue rose by 9.8% to S\$35.7 million in 9M2024, largely due to higher demand from both domestic and international travellers, coupled with an uptick in exhibition and convention activities in Shanghai. However, this growth in hotel revenue was offset by a decrease in leasing income. The property leasing segment experienced a 9.0% decline in revenue, dropping from S\$30.1 million in 9M2023 to S\$27.4 million, impacted by a highly competitive environment due to office space oversupply and evolving demand patterns.

#### GROSS PROFIT

The Group's gross profit and gross profit margin remained relatively stable at S\$27.2 million and 43.2%, respectively, in the current financial period, despite contrasting performances between the hotel and property leasing segments.

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

### **OPERATING EXPENSES**

Total operating expenses rose by S\$0.4 million, from S\$16.2 million in 9M2023 to S\$16.6 million in the current financial period. This increase was mainly due to higher management fees, in line with the rise in hotel revenue, as well as increased payroll costs.

### **FINANCIAL INCOME**

Financial income increased from S\$3.6 million in 9M2023 to S\$4.8 million, largely due to higher time deposit placements during the current financial period.

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

The Group recorded net operating expenses of S\$1.5 million in the current financial period as compared to a net operating income of S\$0.04 million in 9M2023. This shift was primarily due to a rise in foreign exchange losses, amounting to S\$2.2 million in 9M2024, mainly from the higher unrealised foreign exchange loss driven by the weakening of the United States dollar against the Singapore dollar.

## **REVIEW OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2024**

### **ASSETS**

As at 30 September 2024, the Group's total assets stood at S\$404.5 million, comprising mainly S\$128.6 million in investment properties, S\$101.4 million in property, plant and equipment, and S\$163.4 million in cash and bank balances. Compared to S\$409.5 million as at 31 December 2023, the S\$5.0 million reduction was mainly due to a lower book value of investment properties and property, plant & equipment, partially offset by an increase in cash and bank balances.

### **LIABILITIES**

The Group's total liabilities decreased from S\$34.5 million as at 31 December 2023 to S\$29.4 million as at 30 September 2024. This reduction was primarily due to a decrease in trade and other payables and income tax liabilities following repayments.

## **REVIEW OF CASH FLOWS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2024**

The Group recorded net cash generated from operating activities of S\$21.1 million in the current financial period, compared to S\$19.1 million in 9M2023, mainly due to improved operating performance and higher interest income.

Net cash used in investing activities amounted to S\$55.1 million, primarily related to time deposits and capital expenditures on assets.

Net cash used in financing activities was S\$3.3 million, mainly for capital reduction and dividend payment to non-controlling shareholders.

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

### **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 outlook for the Shanghai hotel sector remains positive yet increasingly competitive. The surge in domestic and international travel, coupled with the city's appeal as a hub for Meetings, Incentives, Conferences, and Exhibitions (MICE) activities, supports steady demand. However, competition is intensifying as both international hotel chains and local brands expand their presence. To remain competitive, the Group will continue its flexible room rate strategy to capture the rebound in the hospitality market and focus on offering unique wellness programs and curated local attractions to appeal to both domestic and international travellers.

Conversely, the office leasing market remains highly competitive, driven by an oversupply of office space and the addition of new buildings. The Group is closely monitoring market developments and adjusting its leasing strategies to attract and retain tenants. These strategies include offering flexible rental packages and enhancing property amenities. The Group remains dedicated to effectively managing these challenges.

## **5 Dividend**

### ***(a) Current Financial Period Reported On***

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

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

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

## **6 Interested persons transactions disclosure**

There is no relevant interested persons transaction entered into during the nine months ended 30 September 2024.

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

**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 2024 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  
11 November 2024

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 11 November 2024 to the SGX