



BUND CENTER INVESTMENT LTD

Half Year 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 JUNE 2023**

	Note	1st Half 2023 S\$'000	1st Half 2022 S\$'000	Change %	2nd Qtr 2023 S\$'000	2nd Qtr 2022 S\$'000	Change %
Revenue	E4	40,644	33,847	20.1	21,705	15,678	38.4
Cost of sales		<u>(23,316)</u>	<u>(21,707)</u>	7.4	<u>(11,812)</u>	<u>(9,451)</u>	25.0
Gross profit		<u>17,328</u>	<u>12,140</u>	42.7	<u>9,893</u>	<u>6,227</u>	58.9
Operating expenses							
Selling expenses		(1,866)	(1,708)	9.3	(1,188)	(344)	245.3
General and administrative expenses		<u>(8,348)</u>	<u>(7,232)</u>	15.4	<u>(4,265)</u>	<u>(3,338)</u>	27.8
Total operating expenses		<u>(10,214)</u>	<u>(8,940)</u>	14.3	<u>(5,453)</u>	<u>(3,682)</u>	48.1
Operating profit		7,114	3,200	122.3	4,440	2,545	74.5
Financial income		2,456	2,929	(16.1)	1,255	1,771	(29.1)
Other operating income/(expenses)		<u>882</u>	<u>109</u>	709.2	<u>(392)</u>	<u>(2,341)</u>	(83.3)
Profit before income tax	E5	10,452	6,238	67.6	5,303	1,975	168.5
Income tax	E6	<u>(4,376)</u>	<u>(4,862)</u>	(10.0)	<u>(1,962)</u>	<u>(3,036)</u>	(35.4)
Total profit/(loss) for the period		<u>6,076</u>	<u>1,376</u>	341.6	<u>3,341</u>	<u>(1,061)</u>	n.m.
Profit/(Loss) for the period attributable to:							
Owners of the Company		5,825	1,226	375.1	3,204	(1,132)	n.m.
Non-controlling interests		<u>251</u>	<u>150</u>	67.3	<u>137</u>	<u>71</u>	93.0
		<u>6,076</u>	<u>1,376</u>	341.6	<u>3,341</u>	<u>(1,061)</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 JUNE 2023**

	1st Half 2023 <u>S\$'000</u>	1st Half 2022 <u>S\$'000</u>	2nd Qtr 2023 <u>S\$'000</u>	2nd Qtr 2022 <u>S\$'000</u>
Total profit/(loss) for the period	6,076	1,376	3,341	(1,061)
Other comprehensive loss:				
<u>Items that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency difference arising from consolidation, net of tax	<u>(10,968)</u>	<u>(6,499)</u>	<u>(13,616)</u>	<u>(8,877)</u>
Total comprehensive loss for the period	<u>(4,892)</u>	<u>(5,123)</u>	<u>(10,275)</u>	<u>(9,938)</u>
Total comprehensive loss attributable to:				
Owners of the Company	(4,698)	(4,961)	(9,894)	(9,620)
Non-controlling interests	<u>(194)</u>	<u>(162)</u>	<u>(381)</u>	<u>(318)</u>
	<u>(4,892)</u>	<u>(5,123)</u>	<u>(10,275)</u>	<u>(9,938)</u>

ADDITIONAL INFORMATION

	1st Half 2023 <u>S\$'000</u>	1st Half 2022 <u>S\$'000</u>	Change %	2nd Qtr 2023 <u>S\$'000</u>	2nd Qtr 2022 <u>S\$'000</u>	Change %
Earnings before tax, non-controlling interests, depreciation and amortisation and foreign exchange loss ("EBITDA")	22,824	20,119	13.4	11,965	9,995	19.7
Depreciation and amortisation	(10,372)	(11,221)	(7.6)	(5,131)	(5,531)	(7.2)
Foreign exchange loss	<u>(2,000)</u>	<u>(2,660)</u>	(24.8)	<u>(1,531)</u>	<u>(2,489)</u>	(38.5)
Profit before income tax	<u>10,452</u>	<u>6,238</u>	67.6	<u>5,303</u>	<u>1,975</u>	168.5

B Condensed interim statements of financial position

UNAUDITED STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		As at		As at	
		30/6/2023	31/12/2022	30/6/2023	31/12/2022
		S\$'000	S\$'000	S\$'000	S\$'000
Assets					
Current Assets					
Cash and cash equivalents		160,015	150,631	95	767
Trade receivables and other current assets		10,691	9,113	34,725	12,977
Inventories, at cost		284	310	-	-
		<u>170,990</u>	<u>160,054</u>	<u>34,820</u>	<u>13,744</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		142,343	152,811	-	-
Property, plant and equipment		111,777	119,191	-	-
Deferred tax assets		2,710	2,930	-	-
Deferred charges		445	470	-	-
		<u>257,275</u>	<u>275,402</u>	<u>410,659</u>	<u>410,659</u>
Total Assets		<u>428,265</u>	<u>435,456</u>	<u>445,479</u>	<u>424,403</u>
Liabilities and Equity					
Current Liabilities					
Trade and other payables		18,886	16,322	274	867
Income tax payable		1,644	1,844	-	-
		<u>20,530</u>	<u>18,166</u>	<u>274</u>	<u>867</u>
Non-Current Liabilities					
Long-term liabilities		10,748	11,974	-	-
Deferred tax liabilities		2,279	4,673	-	-
		<u>13,027</u>	<u>16,647</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>33,557</u>	<u>34,813</u>	<u>274</u>	<u>867</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		9,765	20,288	-	-
Retained earnings		31,369	25,544	36,038	14,369
		<u>381,837</u>	<u>386,535</u>	<u>445,205</u>	<u>423,536</u>
Non-Controlling Interests		12,871	14,108	-	-
Total Equity		<u>394,708</u>	<u>400,643</u>	<u>445,205</u>	<u>423,536</u>
Total Liabilities and Equity		<u>428,265</u>	<u>435,456</u>	<u>445,479</u>	<u>424,403</u>

C Condensed interim statements of changes in equity

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2023

The Group	← Attributable to Owners of the Company →						Retained Earnings	Total	Non-Controlling Interests	Total Equity
	Share Capital	Share Premium	Treasury Shares	Asset Revaluation Reserve	Merger Reserve	Foreign Currency Translation Reserve				
	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 period	-	-	-	-	-	-	2,621	2,621	114	2,735
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	2,575	-	2,575	73	2,648
Total comprehensive income for the period	-	-	-	-	-	2,575	2,621	5,196	187	5,383
Balance as at 31 Mar 2023	105,784	304,881	(1,498)	65,175	(133,639)	22,863	28,165	391,731	14,295	406,026
Profit for the period	-	-	-	-	-	-	3,204	3,204	137	3,341
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(13,098)	-	(13,098)	(518)	(13,616)
Total comprehensive loss for the period	-	-	-	-	-	(13,098)	3,204	(9,894)	(381)	(10,275)
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
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	-	-	-	-	-	-	2,358	2,358	79	2,437
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	2,301	-	2,301	77	2,378
Total comprehensive income for the period	-	-	-	-	-	2,301	2,358	4,659	156	4,815
Balance as at 31 Mar 2022	105,784	304,881	(1,498)	65,175	(133,639)	59,622	51,884	452,209	16,552	468,761
Loss for the period	-	-	-	-	-	-	(1,132)	(1,132)	71	(1,061)
Other comprehensive loss for the period – Foreign currency translation	-	-	-	-	-	(8,488)	-	(8,488)	(389)	(8,877)
Total comprehensive loss for the period	-	-	-	-	-	(8,488)	(1,132)	(9,620)	(318)	(9,938)
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

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

<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 2023	105,784	304,881	(1,498)	14,369	423,536
Total comprehensive loss for the period	-	-	-	(176)	(176)
Balance as at 31 Mar 2023	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>14,193</u>	<u>423,360</u>
Total comprehensive income for the period	-	-	-	21,845	21,845
Balance as at 30 Jun 2023	<u><u>105,784</u></u>	<u><u>304,881</u></u>	<u><u>(1,498)</u></u>	<u><u>36,038</u></u>	<u><u>445,205</u></u>
Balance as at 1 Jan 2022	105,784	304,881	(1,498)	14,588	423,755
Total comprehensive loss for the period	-	-	-	(16)	(16)
Balance as at 31 Mar 2022	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>14,572</u>	<u>423,739</u>
Total comprehensive income for the period	-	-	-	27,147	27,147
Balance as at 30 Jun 2022	<u><u>105,784</u></u>	<u><u>304,881</u></u>	<u><u>(1,498)</u></u>	<u><u>41,719</u></u>	<u><u>450,886</u></u>

D Condensed interim consolidated statements of cash flows

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2023

	1st Half 2023 <u>S\$'000</u>	1st Half 2022 <u>S\$'000</u>	2nd Qtr 2023 <u>S\$'000</u>	2nd Qtr 2022 <u>S\$'000</u>
Cash flows from operating activities				
Profit/(Loss) for the period	6,076	1,376	3,341	(1,061)
Adjustments for:				
Depreciation of property, plant and equipment	4,244	4,607	2,099	2,270
Depreciation of investment properties	6,118	6,603	3,028	3,256
Amortisation of deferred charges	10	11	4	5
Allowance for/(Reversal of) impairment loss on trade receivables	5	(1)	2	(3)
Gain on disposal of property, plant and equipment	(114)	-	-	-
Property, plant and equipment written off	8	-	6	-
Interest income	(2,456)	(2,929)	(1,255)	(1,771)
Unrealised foreign exchange loss	2,034	2,761	1,258	2,705
Income tax expenses	4,376	4,862	1,962	3,036
Operating cash flows before working capital changes	20,301	17,290	10,445	8,437
Changes in working capital:				
Trade receivables and other current assets	(380)	(7,031)	(158)	(5,952)
Inventories	26	7	15	14
Trade and other payables	(1,896)	924	(788)	(1,299)
Cash generated from operations	18,051	11,190	9,514	1,200
Income tax paid	(4,264)	(4,112)	(2,153)	(1,485)
Interest received	1,253	1,935	58	765
Net cash from operating activities	15,040	9,013	7,419	480
Cash flows from investing activities				
Proceeds from disposal of property, plant and equipment	120	-	-	-
Capital expenditure on property, plant and equipment	(433)	(220)	(48)	(17)
Capital expenditure on investment properties	(232)	(278)	(89)	(17)
Net cash used in investing activities	(545)	(498)	(137)	(34)
Cash flows from financing activities				
Payment of dividends to non-controlling shareholders	(228)	-	(228)	-
Net cash used in financing activities	(228)	-	(228)	-
Net increase in cash and cash equivalents	14,267	8,515	7,054	446
Cash and cash equivalents at beginning of the period	150,631	174,484	158,588	183,342
Effect of exchange rate changes on balances of cash held in foreign currencies	(4,883)	(3,351)	(5,627)	(4,140)
Cash and cash equivalents at end of the period	160,015	179,648	160,015	179,648

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 half year ended 30 June 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 half year ended 30 June 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 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:

	<u>1st Half 2023</u> S\$’000	<u>1st Half 2022</u> S\$’000
Hotel revenue	20,158	8,283
Property leasing income	20,486	25,564
	<u>40,644</u>	<u>33,847</u>

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

4 Segment and revenue information (cont'd)

	Segment Profit	
	<u>1st Half 2023</u> S\$'000	<u>1st Half 2022</u> S\$'000
Hotel	5,127	(2,302)
Property leasing	16,847	21,154
	<u>21,974</u>	<u>18,852</u>
Depreciation and amortisation expenses	(10,372)	(11,221)
Interest income	2,456	2,929
Foreign exchange loss	(2,000)	(2,660)
Certain administrative expenses not allocated	(1,606)	(1,662)
Profit before income tax	<u>10,452</u>	<u>6,238</u>
	<u>As at 30 June 2023</u>	
	Segment <u>assets</u> S\$'000	Segment <u>liabilities</u> S\$'000
Hotel	114,622	3,152
Property leasing	306,439	46,884
Total segment assets/liabilities	<u>421,061</u>	<u>50,036</u>
Other unallocated assets/liabilities	459,227	434,945
Elimination of inter-segment receivables/payables	(452,023)	(451,424)
Total assets/liabilities	<u>428,265</u>	<u>33,557</u>

5 Profit before income tax

Significant items

	<u>1st Half 2023</u> S\$'000	<u>1st Half 2022</u> S\$'000
Depreciation of investment properties	6,118	6,603
Depreciation of property, plant and equipment	4,244	4,607
Foreign exchange loss	<u>2,000</u>	<u>2,660</u>

Related party transactions

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

6 Income tax

	<u>1st Half 2023</u> S\$'000	<u>1st Half 2022</u> S\$'000
Current income tax expense	6,637	6,120
Deferred income tax credit	(2,261)	(1,258)
	<u>4,376</u>	<u>4,862</u>

7 Earnings per share

	<u>1st Half 2023</u>	<u>1st Half 2022</u>	<u>2nd Qtr 2023</u>	<u>2nd Qtr 2022</u>
Earnings/(Loss) per ordinary share for the period:-				
(i) Based on weighted average number of ordinary shares	SGD0.77cents	SGD0.16cents	SGD0.42 cents	(SGD0.15)cents
- 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 Jun 2023	As at 31 Dec 2022	As at 30 Jun 2023	As at 31 Dec 2022
Net asset value per ordinary share based on existing issued share capital of 758,768,832	S\$0.52	S\$0.53	S\$0.59	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 2022 and 30 June 2023	<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 June 2022.

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 June 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 half 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:

	1st Half 2023 S\$'000	1st Half 2022 S\$'000	Change %
Revenue from:			
Hotel	20,158	8,283	143.4
Property leasing	<u>20,486</u>	<u>25,564</u>	(19.9)
Total revenue	<u>40,644</u>	<u>33,847</u>	20.1
Gross Profit/(Loss) from:			
Hotel	7,442	(2,090)	n.m.
Property leasing	<u>9,886</u>	<u>14,230</u>	(30.5)
Total gross profit	<u>17,328</u>	<u>12,140</u>	42.7
Gross Profit/(Loss) Margin			
Hotel	36.9%	(25.2%)	62.1
Property leasing	48.3%	55.7%	(7.4)
Overall	<u>42.6%</u>	<u>35.9%</u>	6.7

Note: n.m. – not meaningful.

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

REVIEW OF PERFORMANCE FOR HALF YEAR ENDED 30 JUNE 2023

The Group recorded 20.1% higher revenue of S\$40.6 million for the half year ended 30 June 2023 (“HY2023”) amidst the improved operating environment for hotel and hospitality industry following the lifting of the stringent domestic and international travel restrictions. Accordingly, the Group’s EBITDA and net profit were higher at S\$22.8 million and S\$6.1 million respectively as compared to S\$20.1 million and S\$1.4 million respectively in the previous corresponding period (“HY2022”).

REVENUE

The Group’s revenue increased from S\$33.8 million in HY2022 to S\$40.6 million mainly attributable to higher hotel revenue, despite the lower average translation rate of Chinese Renminbi (“RMB”) to SGD during the current period. Hotel revenue increased by 143.4% from S\$8.3 million in HY2022 to S\$20.2 million mainly due to higher hotel occupancy and room rates in line with higher 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\$25.6 million in HY2022 to S\$20.5 million in the current period. 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 from S\$12.1 million in HY2022 to S\$17.3 million in the current period mainly contributed by higher hotel revenue while certain expenses in cost of sales, such as depreciation expenses, has remained fairly constant. Accordingly, the Group’s gross profit margin improved from 35.9% in HY2022 to 42.6% in HY2023.

OPERATING EXPENSES

Total operating expenses increased by S\$1.3 million to S\$10.2 million in the current period mainly due to increases in management fees payable to hotel operator, and maintenance and utilities expenses in line with higher hotel activities. Selling expenses of S\$1.9 million mainly comprised advertising and promotion expenses, agent commission, salaries and related expenses and marketing expenses. General and administrative expenses of S\$8.3 million mainly comprised salaries and related expenses, office and hotel supplies, repair and maintenance, professional fees and management fee payable to the hotel operator.

FINANCIAL INCOME

Financial income decreased from S\$2.9 million in HY2022 to S\$2.5 million mainly in line with lower average time deposits during the current period.

OTHER OPERATING INCOME

Net other operating income mainly comprised business assistance grants, gain on disposal of fixed assets, advertising income and other miscellaneous income, net of foreign exchange loss and donation made. Net other operating income increased from S\$0.1 million in HY2022 to S\$0.9 million in the current period, mainly due to lower unrealised translation loss arising from inter-company balances.

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 higher profit recorded, income tax expense was lower at S\$4.4 million in HY2023 mainly due to lower withholding tax expenses, as well as higher deferred tax credit recorded.

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

REVIEW OF FINANCIAL POSITION AS AT 30 JUNE 2023

ASSETS

The Group's total assets of S\$428.3 million mainly consist of investment properties of S\$142.3 million; property, plant and equipment of S\$111.8 million and cash and cash equivalents of S\$160.0 million. Total assets decreased by S\$7.2 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 period.

LIABILITIES

As compared to the previous year end, the Group's total liabilities decreased by S\$1.3 million to S\$33.6 million as at 30 June 2023 mainly due to lower deferred tax liabilities.

REVIEW OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2023

The Group recorded a net cash generated from operating activities of S\$15.0 million in the current period as compared to S\$9.0 million in HY2022. This was mainly due to improved operating performance and lower working capital requirement for the current period.

Net cash used in investing activities of S\$0.5 million related to capital expenditure incurred on fixed assets and properties.

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

China's reopening of its border to international travellers and lifting of domestic travel restrictions have caused a sharp rebound in business travel and tourism demand in the first half of 2023. The Group will continue its flexible room rate strategy to capture the expected rebound in the hospitality market include focusing on the hotel's distinctive well-being program and local attractions for both domestic and overseas market. Despite tourism boost from the border reopening, China's economic recovery appears to be unevenly spread across the country, according to the latest data. In the office leasing market, tenants remain cautious when making leasing decisions amidst the aftermath impact of lock down in 2022. Coupled with the oversupply of office space, this has led to highly competitive leasing market and thus downward pressure on leasing rate. Nonetheless, the Group will also continue to monitor the business developments and adjusting its business strategies on attracting potential tenants and retaining existing tenants for its investment properties.

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

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
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: 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

The interim dividend will be paid on 8 September 2023.

(d) Record date

5.00 p.m. on 30 August 2023.

6 Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during half year ended 30 June 2023.

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 second quarter and half year ended 30 June 2023 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 August 2023

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 11 August 2023 to the SGX