



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 2024

	Note	1st Half 2024 S\$'000	1st Half 2023 S\$'000	Change %	2nd Qtr 2024 S\$'000	2nd Qtr 2023 S\$'000	Change %
Revenue	E4	42,340	40,644	4.2	22,063	21,705	1.6
Cost of sales		<u>(23,869)</u>	<u>(23,316)</u>	2.4	<u>(11,957)</u>	<u>(11,812)</u>	1.2
Gross profit		<u>18,471</u>	<u>17,328</u>	6.6	<u>10,106</u>	<u>9,893</u>	2.2
Operating expenses							
Selling expenses		(1,993)	(1,866)	6.8	(1,068)	(1,188)	(10.1)
General and administrative expenses		<u>(9,021)</u>	<u>(8,348)</u>	8.1	<u>(4,588)</u>	<u>(4,265)</u>	7.6
Total operating expenses		<u>(11,014)</u>	<u>(10,214)</u>	7.8	<u>(5,656)</u>	<u>(5,453)</u>	3.7
Operating profit		7,457	7,114	4.8	4,450	4,440	0.2
Financial income		3,170	2,456	29.1	1,680	1,255	33.9
Financial expenses		(9)	-	n.m.	(4)	-	n.m.
Other operating income/(expenses)		<u>669</u>	<u>882</u>	(24.1)	<u>1,174</u>	<u>(392)</u>	n.m.
Profit before income tax	E5	11,287	10,452	8.0	7,300	5,303	37.7
Income tax	E6	<u>(4,242)</u>	<u>(4,376)</u>	(3.1)	<u>(2,249)</u>	<u>(1,962)</u>	14.6
Total profit for the period		<u>7,045</u>	<u>6,076</u>	15.9	<u>5,051</u>	<u>3,341</u>	51.2
Profit for the period attributable to:							
Owners of the Company		6,816	5,825	17.0	4,926	3,204	53.7
Non-controlling interests		<u>229</u>	<u>251</u>	(8.8)	<u>125</u>	<u>137</u>	(8.8)
		<u>7,045</u>	<u>6,076</u>	15.9	<u>5,051</u>	<u>3,341</u>	51.2

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 JUNE 2024**

	1st Half 2024 <u>S\$'000</u>	1st Half 2023 <u>S\$'000</u>	2nd Qtr 2024 <u>S\$'000</u>	2nd Qtr 2023 <u>S\$'000</u>
Total profit for the period	7,045	6,076	5,051	3,341
Other comprehensive income/(loss):				
<u>Items that may be reclassified subsequently to the profit or loss:</u>				
Foreign currency translation differences arising from consolidation, net of tax	<u>4,498</u>	<u>(10,968)</u>	<u>475</u>	<u>(13,616)</u>
Total comprehensive income/(loss) for the period	<u>11,543</u>	<u>(4,892)</u>	<u>5,526</u>	<u>(10,275)</u>
Total comprehensive income/(loss) attributable to:				
Owners of the Company	11,244	(4,698)	5,401	(9,894)
Non-controlling interests	<u>299</u>	<u>(194)</u>	<u>125</u>	<u>(381)</u>
	<u>11,543</u>	<u>(4,892)</u>	<u>5,526</u>	<u>(10,275)</u>

ADDITIONAL INFORMATION

	1st Half 2024 <u>S\$'000</u>	1st Half 2023 <u>S\$'000</u>	Change %	2nd Qtr 2024 <u>S\$'000</u>	2nd Qtr 2023 <u>S\$'000</u>	Change %
Earnings before tax, non-controlling interests, interest on borrowings, depreciation and amortisation and foreign exchange (loss)/gain ("EBITDA")	22,815	22,824	(0.0)	11,841	11,965	(1.0)
Lease interest	(9)	-	n.m.	(4)	-	n.m.
Depreciation and amortisation	(10,297)	(10,372)	(0.7)	(5,161)	(5,131)	0.6
Foreign exchange (loss)/gain	<u>(1,222)</u>	<u>(2,000)</u>	(38.9)	<u>624</u>	<u>(1,531)</u>	n.m.
Profit before income tax	<u>11,287</u>	<u>10,452</u>	8.0	<u>7,300</u>	<u>5,303</u>	37.7

Note: n.m. – not meaningful

B Condensed interim statements of financial position

UNAUDITED STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		As at		As at	
		30/6/2024	31/12/2023	30/6/2024	31/12/2023
		\$'000	\$'000	\$'000	\$'000
Assets					
Current Assets					
Cash and bank balances		163,303	151,485	924	1,032
Trade receivables and other current assets	E9	8,915	7,311	107,599	12,268
Inventories, at cost		300	312	-	-
		<u>172,518</u>	<u>159,108</u>	<u>108,523</u>	<u>13,300</u>
Non-Current Assets					
Interest in subsidiaries		-	-	410,659	410,659
Investment properties		133,677	138,521	-	-
Property, plant and equipment		105,602	108,893	-	-
Deferred tax assets		2,452	2,567	-	-
Deferred charges		429	438	-	-
		<u>242,160</u>	<u>250,419</u>	<u>410,659</u>	<u>410,659</u>
Total Assets		<u>414,678</u>	<u>409,527</u>	<u>519,182</u>	<u>423,959</u>
Liabilities and Equity					
Current Liabilities					
Trade and other payables		17,775	19,314	727	717
Income tax payable		1,722	2,611	-	-
Lease liability	E10	140	140	-	-
		<u>19,637</u>	<u>22,065</u>	<u>727</u>	<u>717</u>
Non-Current Liabilities					
Long-term liabilities		8,597	8,795	-	-
Deferred tax liabilities		2,669	3,191	-	-
Lease liability	E10	420	490	-	-
		<u>11,686</u>	<u>12,476</u>	<u>-</u>	<u>-</u>
Total Liabilities		<u>31,323</u>	<u>34,541</u>	<u>727</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		10,364	5,936	-	-
Retained earnings		22,212	15,396	109,288	14,075
		<u>373,279</u>	<u>362,035</u>	<u>518,455</u>	<u>423,242</u>
Non-controlling interests		10,076	12,951	-	-
Total Equity		<u>383,355</u>	<u>374,986</u>	<u>518,455</u>	<u>423,242</u>
Total Liabilities and Equity		<u>414,678</u>	<u>409,527</u>	<u>519,182</u>	<u>423,959</u>

C Condensed interim statements of changes in equity

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 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	-	-	-	-	-	-	1,890	1,890	104	1,994
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	3,953	-	3,953	70	4,023
Total comprehensive income for the period	-	-	-	-	-	3,953	1,890	5,843	174	6,017
Capital returned to non-controlling shareholders	-	-	-	-	-	-	-	-	(2,714)	(2,714)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	-	(460)	(460)
Balance as at 31 Mar 2024	105,784	304,881	(1,498)	65,175	(133,639)	9,889	17,286	367,878	9,951	377,829
Profit for the period	-	-	-	-	-	-	4,926	4,926	125	5,051
Other comprehensive income for the period – Foreign currency translation	-	-	-	-	-	475	-	475	-	475
Total comprehensive income for the period	-	-	-	-	-	475	4,926	5,401	125	5,526
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

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

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd) FOR THE PERIOD ENDED 30 JUNE 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	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

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

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

<u>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 2024	105,784	304,881	(1,498)	14,075	423,242
Total comprehensive income for the period	-	-	-	277	277
Balance as at 31 Mar 2024	105,784	304,881	(1,498)	14,352	423,519
Total comprehensive income for the period	-	-	-	94,936	94,936
Balance as at 30 Jun 2024	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>109,288</u>	<u>518,455</u>
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	105,784	304,881	(1,498)	14,193	423,360
Total comprehensive income for the period	-	-	-	21,845	21,845
Balance as at 30 Jun 2023	<u>105,784</u>	<u>304,881</u>	<u>(1,498)</u>	<u>36,038</u>	<u>445,205</u>

D Condensed interim consolidated statements of cash flows

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

	<u>1st Half 2024</u> S\$'000	<u>1st Half 2023</u> S\$'000	<u>2nd Qtr 2024</u> S\$'000	<u>2nd Qtr 2023</u> S\$'000
Cash flows from operating activities				
Profit for the period	7,045	6,076	5,051	3,341
Adjustments for:				
Depreciation of investment properties	6,065	6,118	3,048	3,028
Depreciation of property, plant and equipment	4,221	4,244	2,107	2,099
Amortisation of deferred charges	11	10	6	4
(Reversal of)/Allowance for expected credit loss on trade receivables	(2)	5	(1)	2
Gain on disposal of property, plant and equipment	-	(114)	-	-
Property, plant and equipment written off	7	8	5	6
Interest income	(3,170)	(2,456)	(1,680)	(1,255)
Interest expense	9	-	4	-
Unrealised foreign exchange loss/(gain)	1,604	2,034	(274)	1,258
Income tax expenses	4,242	4,376	2,249	1,962
Operating cash flows before working capital changes	<u>20,032</u>	<u>20,301</u>	<u>10,515</u>	<u>10,445</u>
Changes in working capital:				
Trade receivables and other current assets	(842)	(380)	(327)	(158)
Inventories	12	26	(5)	15
Trade and other payables	(1,737)	(1,896)	(357)	(788)
Cash generated from operations	17,465	18,051	9,826	9,514
Interest received	2,410	1,253	1,510	58
Interest paid	(9)	-	(4)	-
Income tax paid	(5,534)	(4,264)	(1,946)	(2,153)
Net cash from operating activities	<u>14,332</u>	<u>15,040</u>	<u>9,386</u>	<u>7,419</u>

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

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

	1st Half 2024 S\$'000	1st Half 2023 S\$'000	2nd Qtr 2024 S\$'000	2nd Qtr 2023 S\$'000
Cash flows from investing activities				
Capital expenditure on property, plant and equipment	(355)	(433)	(62)	(48)
Capital expenditure on investment properties	(470)	(232)	(349)	(89)
Placement of time deposits with maturity more than 3 months	(43,758)	-	(29,359)	-
Proceeds from disposal of property, plant and equipment	-	120	-	-
Net cash used in investing activities	(44,583)	(545)	(29,770)	(137)
Cash flows from financing activities				
Payments of lease liability	(70)	-	(35)	-
Capital returned to a non-controlling shareholders	(2,714)	-	-	-
Payment of dividends to non-controlling shareholders	(460)	(228)	-	(228)
Net cash used in financing activities	(3,244)	(228)	(35)	(228)
Net (decrease)/increase in cash and cash equivalents	(33,495)	14,267	(20,419)	7,054
Cash and cash equivalents at the beginning of period	151,485	150,631	139,204	158,588
Effect of exchange rate changes on balances of cash held in foreign currencies	1,555	(4,883)	760	(5,627)
Cash and cash equivalents at the end of period (see Note below)	<u>119,545</u>	<u>160,015</u>	<u>119,545</u>	<u>160,015</u>

Note:

	As at 30/06/2024 S\$'000	As at 30/06/2023 S\$'000
Cash and bank balances	163,303	160,015
Time deposits with maturity more than 3 months	(43,758)	-
Cash and cash equivalents per consolidated statement of cash flows	<u>119,545</u>	<u>160,015</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 half year ended 30 June 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 half year ended 30 June 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 financial 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:

	Segment Revenue	
	<u>1st Half 2024</u>	<u>1st Half 2023</u>
	S\$'000	S\$'000
Hotel revenue	23,892	20,158
Property leasing income	18,448	20,486
Total revenue	<u>42,340</u>	<u>40,644</u>

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

4 Segment and revenue information (cont'd)

	Segment Profit	
	<u>1st Half 2024</u> S\$'000	<u>1st Half 2023</u> S\$'000
Hotel	7,439	5,127
Property leasing	14,017	16,847
	<hr/>	<hr/>
	21,456	21,974
Depreciation and amortisation	(10,297)	(10,372)
Interest income	3,170	2,456
Interest expense	(9)	-
Foreign exchange loss	(1,222)	(2,000)
Certain administrative expenses not allocated	(1,811)	(1,606)
Profit before income tax	<hr/> 11,287 <hr/>	<hr/> 10,452 <hr/>
	<u>As at 30/06/2024</u>	
	<u>Segment assets</u> S\$'000	<u>Segment liabilities</u> S\$'000
Hotel	107,124	2,891
Property leasing	205,270	43,449
	<hr/>	<hr/>
Total segment assets/liabilities	312,394	46,340
Other unallocated assets/liabilities	552,587	435,550
Elimination of inter-segment receivables/payables	(450,303)	(450,567)
Total assets/liabilities	<hr/> 414,678 <hr/>	<hr/> 31,323 <hr/>

5 Profit before income tax

Significant items

	<u>1st Half 2024</u> S\$'000	<u>1st Half 2023</u> S\$'000
Depreciation of investment properties	6,065	6,118
Depreciation of property, plant and equipment	4,221	4,244
Foreign exchange loss	1,222	2,000
	<hr/> <hr/>	<hr/> <hr/>

Related party transactions

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

6 Income tax

	<u>1st Half 2024</u> S\$'000	<u>1st Half 2023</u> S\$'000
Current income tax expense	3,244	3,514
Deferred income tax credit	(393)	(2,261)
Withholding tax expenses	1,391	3,123
	<hr/> 4,242 <hr/>	<hr/> 4,376 <hr/>

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

7 Earnings per share

	<u>1st Half 2024</u>	<u>1st Half 2023</u>	<u>2nd Qtr 2024</u>	<u>2nd Qtr 2023</u>
Earnings per ordinary share for the period:				
(i) Based on weighted average number of ordinary shares	SGD0.90 cents	SGD0.77 cents	SGD0.65 cents	SGD0.42 cents
- Weighted average number 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 30/06/2024</u>	<u>As at 31/12/2023</u>	<u>As at 30/06/2024</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\$0.51	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 30/06/2024</u> <u>S\$'000</u>	<u>As at 31/12/2023</u> <u>S\$'000</u>	<u>As at 30/06/2024</u> <u>S\$'000</u>	<u>As at 31/12/2023</u> <u>S\$'000</u>
Trade receivables	3,508	3,511	-	-
Less: Loss allowance	(1,461)	(1,455)	-	-
	2,047	2,056	-	-
Dividend receivable from subsidiaries	-	-	94,990	-
Other receivables from:				
- Subsidiaries	-	-	12,572	12,208
- Third parties	5,332	3,823	-	-
Deposits	67	85	-	-
Recoverables	135	180	-	-
Prepayments	1,334	1,167	37	60
	<u>8,915</u>	<u>7,311</u>	<u>107,599</u>	<u>12,268</u>

10 Lease liability

<u>Group</u>	<u>As at 30/06/2024</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	420	490
	<u>560</u>	<u>630</u>

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

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

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 S\$'000</u>	<u>Treasury shares S\$'000</u>
Balance as at 31 December 2023 and 30 June 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 share capital since 30 June 2023.

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 (the "Group") as at 30 June 2024 and the related condensed consolidated income statement and statement of other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated 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 2024 S\$'000	1st Half 2023 S\$'000	Change %
Revenue:			
Hotel	23,892	20,158	18.5
Property leasing	<u>18,448</u>	<u>20,486</u>	(9.9)
Total revenue	<u>42,340</u>	<u>40,644</u>	4.2
Gross Profit:			
Hotel	10,344	7,442	39.0
Property leasing	<u>8,127</u>	<u>9,886</u>	(17.8)
Total gross profit	<u>18,471</u>	<u>17,328</u>	6.6
Gross Profit Margin			
Hotel	43.3%	36.9%	6.4
Property leasing	44.1%	48.3%	(4.2)
Overall	<u>43.6%</u>	<u>42.6%</u>	1.0

REVIEW OF PERFORMANCE FOR HALF YEAR ENDED 30 JUNE 2024

The Group reported higher revenue and net profit at S\$42.3 million and S\$7.0 million, respectively, for half year ended 30 June 2024 ("HY2024"), primarily driven by improved business and operational environments within our hotel operations.

REVENUE

The Group's revenue increased from S\$40.6 million in the previous corresponding period ("HY2023") to S\$42.3 million in the current financial period, mainly contributed by a 18.5% increase in hotel revenue, from S\$20.2 million to S\$23.9 million. The 18.5% increase is notable as our hotel operations benefited from the returning travel demand from both domestic and international travellers, as well as increased exhibition and convention activities in Shanghai. However, leasing income from our investment properties declined by 9.9% from S\$20.5 million to S\$18.4 million in view of the highly competitive operating environment.

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

GROSS PROFIT

Gross profit of the Group increased by 6.6% to S\$18.5 million in HY2024, mainly due to higher hotel revenue. Consequently, the Group's gross profit margin improved from 42.6% in HY2023 to 43.6% in the current financial period.

OPERATING EXPENSES

Total operating expenses increased by S\$0.8 million from S\$10.2 million in HY2023 to S\$11.0 million in the current financial period. This was mainly attributable to higher management fees in line with the increased hotel revenue, as well as higher payroll costs.

FINANCIAL INCOME

Financial income rose from S\$2.5 million in HY2023 to S\$3.2 million in the current financial period, mainly in line with the higher interest rates earned.

OTHER OPERATING INCOME

Net other operating income was lower at S\$0.7 million in the current financial period as compared to S\$0.9 million in HY2023. This was largely attributable to lower business assistance grants received.

REVIEW OF FINANCIAL POSITION AS AT 30 JUNE 2024

ASSETS

As at 30 June 2024, the Group's total assets was higher at S\$414.7 million, including S\$133.7 million in investment properties; S\$105.6 million in property, plant and equipment; and S\$163.3 million in cash and bank balances. As compared to S\$409.5 million as at 31 December 2023, the marginally increase of S\$5.2 million was mainly due to 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\$31.3 million as at 30 June 2024. This reduction was primarily due to decreases in trade and other payables and income tax liabilities following repayments.

REVIEW OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2024

The Group recorded a net cash generated from operating activities of S\$14.3 million in the current financial period, down from S\$15.0 million in HY2023, mainly due to increase cash outflows for working capital and tax payments.

Net cash used in investing activities of S\$44.6 million, related to time deposits and capital expenditures on assets.

Net cash used in financing activities was S\$3.2 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 recent easing of visa restrictions in China has boosted inbound tourism and increased the meetings, incentives, conferences, and exhibitions (MICE) activities, thereby driving higher hotel demand and supporting the ongoing recovery in hotel performance. The Group will continue its flexible room rate strategy to capture this rebound in the hospitality market. Additionally, the Group will 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 due to an oversupply of office space and the completion of new buildings. The Group is closely monitoring business 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 committed to effectively managing these challenges.

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\$0.014 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\$0.028 per ordinary share
Date of payment:	8 September 2023
Tax Rate:	Tax not applicable

(c) Date payable

The interim dividend will be paid on 28 October 2024.

(d) Record date

5.00 p.m. on 18 October 2024.

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

6 Interested persons transactions disclosure

There is no relevant interested persons transaction entered into during half year ended 30 June 2024.

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 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
14 August 2024

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 14 August 2024 to the SGX