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A. **Condensed Interim Consolidated Income Statement**

		Group			
		6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
Revenue	Note	\$'000	\$'000	\$'000	\$'000
Hotel operations	4	70,542	74,333	137,557	130,365
Rental income from investment properties	4	5,697	6,152	11,569	13,145
Total revenue		76,239	80,485	149,126	143,510
Other income		608	329	1,420	1,026
Total revenue and other income		76,847	80,814	150,546	144,536
Costs and expenses					
Staff costs		(24,708)	(24,365)	(47,820)	(44,276)
Depreciation and amortisation		(11,294)	(9,938)	(21,570)	(20,552)
Hotel operating expenses		(29,004)	(27,812)	(56,386)	(51,260)
Reversal of impairment loss on investment in associated company		1,818	499	1,818	499
Total costs and expenses		(63,188)	(61,616)	(123,958)	(115,589)
Profit from operating activities before fair value adjustment and exceptional items		13,659	19,198	26,588	28,947
Revaluation deficit on property, plant and equipment		-	(1,633)	-	(1,633)
Fair value loss of investment properties		(9,766)	(10,330)	(9,766)	(10,330)
Profit from operating activities	6.1	3,893	7,235	16,822	16,984
Finance costs		(682)	(228)	(684)	(404)
Interest income from fixed deposits		5,608	3,206	9,907	3,755
Foreign exchange loss		270	(4,703)	(1,335)	(7,110)
Share of results of associates		(164)	(38)	(392)	(226)
Profit before tax	6.1	8,925	5,472	24,318	12,999
Income tax expense		(7,493)	(10,034)	(12,443)	(12,154)
Profit net of tax attributable to owners of the Company		1,432	(4,562)	11,875	845

B. Condensed Interim Consolidated Statement of Comprehensive Income

	Group			
	6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
<u>Note</u>	\$'000	\$'000	\$'000	\$'000
Profit/(Loss) net of tax	1,432	(4,562)	11,875	845
Other comprehensive income:				
Items that will not be reclassified to profit or loss				
Net (deficit)/gain on revaluation of hotel assets, net of tax	(13,174)	84,172	(13,174)	84,172
Net gain on fair value changes of equity investments at fair value through other comprehensive income	1,093	1,044	1,259	1,121
	(12,081)	85,216	(11,915)	85,293
Items that may be reclassified subsequently to profit or loss				
Foreign currency translation	3,861	(23,658)	(10,478)	(49,517)
Other comprehensive income, net of tax	(8,220)	61,558	(22,393)	35,776
Total comprehensive income	(6,788)	56,996	(10,518)	36,621
Total comprehensive income attributable to: Owners of the Company	(6,788)	56,996	(10,518)	36,621
	(6,788)	56,996	(10,518)	36,621
Earnings per ordinary share of the Group based on net profit attributable to owners of the Company:				
(a) based on the weighted average number of shares	15	0.19 cents	(0.62 cents)	1.61 cents
(b) on a fully diluted basis	15	0.19 cents	(0.62 cents)	1.61 cents

C. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		31-Dec-23 S\$'000	31-Dec-22 S\$'000	31-Dec-23 S\$'000	31-Dec-22 S\$'000
Non-current assets					
Property, plant and equipment	11	1,066,705	1,060,655	257,395	259,611
Investment properties	12	145,942	157,310	-	-
Land use rights		-	-	-	-
Investments in subsidiaries		-	-	356,366	356,366
Investments in associates		5,962	5,451	7,531	7,888
Investment securities		21,999	20,657	21,999	20,657
Goodwill		619	626	-	-
		<u>1,241,227</u>	<u>1,244,699</u>	<u>643,291</u>	<u>644,522</u>
Current assets					
Inventories		863	889	13	12
Trade and other receivables		7,690	6,104	1,935	1,349
Prepaid operating expenses		3,191	1,984	173	155
Fixed deposits		266,840	261,882	108,904	93,576
Cash and bank balances		35,381	35,642	3,238	6,008
		<u>313,965</u>	<u>306,501</u>	<u>114,263</u>	<u>101,100</u>
Current liabilities					
Trade and other payables		12,960	16,461	5,577	5,134
Accrued operating expenses		5,426	2,920	1,090	1,100
Deferred income		446	517	-	-
Income tax payable		3,559	5,053	928	775
Lease liabilities		71	66	11	18
Loans and borrowings	13	58,548	21,670	-	-
		<u>81,010</u>	<u>46,687</u>	<u>7,606</u>	<u>7,027</u>
Net current assets		232,955	259,814	106,657	94,073
Non-current liabilities					
Lease liabilities		9,097	9,286	2	14
Deferred tax liabilities		140,383	145,218	11,214	11,051
Net assets		1,324,702	1,350,009	738,732	727,530
Equity attributable to owners of the parent					
Issued capital	14	515,009	515,009	515,009	515,009
Fair value adjustment reserve		5,952	4,693	5,952	4,693
Asset revaluation reserve		687,416	700,590	199,989	199,751
Foreign currency translation reserve		(173,034)	(162,556)	-	-
Other reserve		1,432	1,432	-	-
Retained earnings		287,927	290,841	17,782	8,077
Total equity		1,324,702	1,350,009	738,732	727,530

D. Condensed Interim Statements of Changes in Equity

Group

	Share Capital \$'000	Fair Value Adjustment Reserve \$'000	Asset Revaluation Reserve \$'000	Foreign Currency Translation Reserve \$'000	Other Reserve \$'000	Retained Earnings \$'000	Total Equity \$'000
Opening balance at 1 Jan 2023	515,009	4,693	700,590	(162,556)	1,432	290,841	1,350,009
Profit net of tax	-	-	-	-	-	11,875	11,875
Other comprehensive income for the period:							
Net gain on fair value changes of equity investments at fair value through other comprehensive income	-	1,259	-	-	-	-	1,259
Net deficit on revaluation of hotels assets, net of tax	-	-	(13,174)	-	-	-	(13,174)
Foreign currency translation	-	-	-	(10,478)	-	-	(10,478)
Total comprehensive income for the period	-	1,259	(13,174)	(10,478)	-	11,875	(10,518)
Distributions to owners:							
Cash Dividend	-	-	-	-	-	(14,789)	(14,789)
Total distributions to owners:	-	-	-	-	-	(14,789)	(14,789)
Closing balance at 31 Dec 2023	515,009	5,952	687,416	(173,034)	1,432	287,927	1,324,702
Opening balance at 1 Jan 2022	515,009	3,348	616,418	(113,039)	1,432	297,614	1,320,782
Profit net of tax	-	-	-	-	-	845	845
Other comprehensive income for the period:							
Net gain on fair value changes of equity instruments at fair value through other comprehensive income	-	1,121	-	-	-	-	1,121
Net deficit on revaluation of hotels assets, net of tax	-	-	84,172	-	-	-	84,172
Foreign currency translation	-	-	-	(49,517)	-	-	(49,517)
Total comprehensive income for the period	-	1,121	84,172	(49,517)	-	845	36,621
Distributions to owners:							
Cash dividends	-	-	-	-	-	(7,394)	(7,394)
Total distributions to owners:	-	-	-	-	-	(7,394)	(7,394)
Others:							
Transfer upon disposal of equity instruments at FVOCI	-	224	-	-	-	(224)	-
Closing balance at 31 Dec 2022	515,009	4,693	700,590	(162,556)	1,432	290,841	1,350,009

Company

	Share Capital \$'000	Fair Value Adjustment Reserve \$'000	Asset Revaluation Reserve \$'000	Retained Earnings \$'000	Total Equity \$'000
Opening balance at 1 Jan 2023	515,009	4,693	199,751	8,077	727,530
Profit net of tax	-	-	-	24,494	24,494
<u>Other comprehensive income for the period:</u>					
Net gain on fair value changes of equity instruments at fair value through other comprehensive income	-	1,259	-	-	1,259
Net deficit on revaluation of hotels assets, net of tax	-	-	238	-	238
Total comprehensive income for the period	-	1,259	238	24,494	25,991
<u>Distributions to owners:</u>					
Cash dividends	-	-	-	(14,789)	(14,789)
Total distributions to owners:	-	-	-	(14,789)	(14,789)
Closing balance at 31 Dec 2023	515,009	5,952	199,989	17,782	(738,732)
Opening balance at 1 Jan 2022	515,009	3,348	181,863	15,166	715,386
Profit net of tax	-	-	-	529	529
<u>Other comprehensive income for the period:</u>					
Net surplus on revaluation of hotel assets, net of tax	-	-	17,888	-	17,888
Net gain on fair value changes of equity instruments at fair value through other comprehensive income	-	1,121	-	-	1,121
Total comprehensive income for the period	-	1,121	17,888	529	19,538
<u>Distributions to owners:</u>					
Cash dividends	-	-	-	(7,394)	(7,394)
Total distributions to owners:	-	-	-	(7,394)	(7,394)
<u>Others:</u>					
Transfer upon disposal of equity instruments at FVOCI	-	224	-	(224)	-
Total others	-	224	-	(224)	-
Closing balance at 31 Dec 2022	515,009	4,693	199,751	8,077	727,530

E. Condensed Interim Consolidated Statement of Cash Flow

	Year Ended 31 Dec	
	2023	2022
	S\$'000	S\$'000
Operating activities		
Profit before tax	24,318	12,999
Adjustments for :-		
Depreciation and amortisation	21,570	20,552
Fair value loss on investment properties	9,766	10,330
Dividend income from investment securities	(1,371)	(951)
Loss on disposal of property, plant and equipment	-	42
Revaluation deficit on property, plant and equipment	-	1,633
Reversal of Impairment loss on investment in an associate	(1,818)	(499)
Finance costs	684	404
Interest income from fixed deposits	(9,907)	(3,755)
Foreign exchange loss	1,335	7,110
Share of results of associates	392	226
Operating cash flows before changes in working capital	44,969	48,091
Decrease/(Increase) in inventories	17	(132)
(Increase)/Decrease in trade and other receivables	(1,650)	4,522
Increase in prepaid operating expenses	(1,231)	(252)
(Decrease)/Increase in trade and other payables	(3,387)	4,716
Increase in accrued expenses	2,526	679
Cash flows from operations	41,244	57,624
Interest received	9,907	3,755
Finance costs	(354)	(133)
Income taxes paid	(10,956)	(17,919)
Net cash flows generated from operating activities	39,841	43,327
Investing activities		
Dividend income from investment securities	1,371	951
Proceeds from disposal of property, plant and equipment	-	17
Proceeds from disposal of investment securities	-	517
Proceeds from disposal of investment properties	-	79,224
Purchase of property, plant and equipment	(53,752)	(35,085)
Additions to investment properties	(1,041)	(1,044)
Purchase of investment securities	(83)	(164)
Net cash flows (used in)/generated from investing activities	(53,505)	44,416
Financing activities		
Cash dividends paid on ordinary shares	(14,789)	(7,394)
Proceeds from loans and borrowings	37,220	19,121
Repayments of loans and borrowings	-	(11,046)
Repayment of lease liabilities	(367)	(378)
Placement of restricted cash - fixed deposits pledged for bank loan	(12,929)	-
Net cash flows generated from financing activities	9,135	303
Increase in cash and cash equivalents	(4,529)	88,046
Effect of exchange rate changes on cash and cash equivalents	(3,703)	(16,958)
Cash and cash equivalents at 1 January	246,050	174,962
Cash and cash equivalents at 31 Dec	237,818	246,050
Cash and cash equivalents at end of period comprise:		
Fixed deposits	266,840	261,882
Cash and bank balances	35,381	35,642
Cash and cash equivalents per statement of financial position	302,221	297,524
Less: Fixed deposits pledged	(64,403)	(51,474)
Cash and cash equivalents at end of the period	237,818	246,050

F. Notes to the Condensed Interim Consolidated Financial Statements

1. Corporate Information

Hotel Grand Central Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange. The registered office and principal business of the Company is located at 22 Cavenagh Road, Singapore 229617. These consolidated financial statements as at and for the financial year ended 31 Dec 2023 comprise the Company and its subsidiaries (collectively, the "Group") and the Group's interests in associates.

The principal activities of the Company are those of investment holding and hotel operations. The principal activities of the Group are:

- hotel operations
- commercial property investment
- provision of management, marketing and support services
- investment holding

2. Basis of preparation

The condensed financial statements for the year ended 31 Dec 2023 have been prepared in accordance with SFRS (I) 1-34 *Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed financial statements do not include all the information required for a complete 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 of the Group since the last annual financial statements for the year ended 31 December 2022.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed consolidated financial statements are presented in Singapore dollar which is the Company's functional currency. All values are rounded to the nearest thousand ("'\$000"), except when otherwise indicated.

2.1 New and amended standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting year. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

The Group and the Company have adopted the following amendments to SFRS(I), that is effective for the financial periods beginning on 1 January 2023:

<i>Description</i>	<i>Effective for annual periods periods beginning on or after</i>
Amendments to SFRS(I) 1 - 1: <i>Disclosure of Accounting Policies</i>	1 January 2023
Amendments to SFRS(I) 1 - 8: <i>Definition of Accounting Estimates</i>	1 January 2023
Amendments to SFRS(I) 1 -12/SFRS (I) 1: <i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>	1 January 2023
SFRS(I) 17: <i>Insurance Contracts</i>	1 January 2023
Amendments to SFRS(I) 17: <i>Insurance Contracts</i>	1 January 2023

The adoption of the amendments to SFRS(I) did not have any material financial impact on the financial statements of the Group and the Company for the financial period ended 31 Dec 2023.

2.2 Use of judgements and estimates

In preparing the condensed consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management 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. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the financial statements are included in the following notes:

- Note 11 - Property, plant and equipment
- Note 12 - Investment properties

3. Seasonal operations

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

4. Segmental and revenue information

For management purposes, the Group is organised into business units based on their geographical locations, and has five reportable operating segments as follows:

- Singapore
- Malaysia
- Australia
- New Zealand
- China

4.1 Reportable segments

1 July to 31 Dec 2023	Singapore S\$'000	Malaysia S\$'000	Australia S\$'000	New Zealand S\$'000	China S\$'000	Elimination S\$'000	Group S\$'000
Revenue	16,725	121	43,165	15,899	329	-	<u>76,239</u>
Segment results	2,888	(112)	4,665	(5,026)	(340)	-	2,075
Finance costs	(2)	-	(1)	(679)	-	-	(682)
Interest income from fixed deposits	2,337	242	2,711	315	3	-	5,608
Share of results of associates associated company	-	(164)	-	-	-	-	(164)
Reversal on investment in in an associated company	1,818	-	-	-	-	-	1,818
Income tax expense							(7,493)
Unallocated foreign exchange loss							270
Profit for the year attributable to owners of the Company							<u>1,432</u>

1 July to 31 Dec 2022	Singapore S\$'000	Malaysia S\$'000	Australia S\$'000	New Zealand S\$'000	China S\$'000	Elimination S\$'000	Group S\$'000
Revenue	18,384	119	45,562	16,042	378	-	<u>80,485</u>
Segment results	6,167	(152)	5,950	(5,152)	(77)	-	6,736
Finance costs	-	-	-	(228)	-	-	(228)
Interest income from fixed deposits	1,268	160	1,685	89	4	-	3,206
Share of results of associates	-	(38)	-	-	-	-	(38)
Writeback on investment in an associated company	-	-	-	-	-	-	-
Impairment loss on investment in in an associated company	499	-	-	-	-	-	499
Income tax expense							(10,034)
Unallocated foreign exchange loss							(4,703)
Profit for the year attributable to owners of the Company							<u>(4,562)</u>

	Singapore S\$'000	Malaysia S\$'000	Australia S\$'000	New Zealand S\$'000	China S\$'000	Elimination S\$'000	Group S\$'000
1 January to 31 Dec 2023							
Revenue	32,058	246	84,858	31,228	736	-	149,126
Segment results	7,161	(266)	10,375	(1,638)	(628)	-	15,004
Finance costs	(2)	-	(1)	(681)	-	-	(684)
Interest income from fixed deposits	4,366	450	4,646	439	6	-	9,907
Share of results of associates	-	(392)	-	-	-	-	(392)
Reversal of investment in an associated company	1,818	-	-	-	-	-	1,818
Income tax expense							(12,443)
Unallocated foreign exchange loss							(1,335)
Profit for the year attributable to owners of the Company							11,875
Segment assets	652,719	5,376	264,384	320,380	12,130	(7,980)	1,247,009
Investment in associates	-	5,962	-	-	-	-	5,962
Cash and fixed deposits	143,058	14,985	128,381	13,432	2,365	-	302,221
Total assets							1,555,192
Segment liabilities	(9,385)	(86)	(9,919)	(15,240)	(1,049)	7,679	(28,000)
Loans and borrowings	-	-	-	(58,548)	-	-	(58,548)
Unallocated liabilities							(143,942)
Total liabilities							(230,490)
Capital expenditure	(104)	(29)	(12,005)	(41,610)	(4)	-	(53,752)
Depreciation and amortisation	(11,030)	(114)	(7,007)	(2,609)	(810)	-	(21,570)
1 January to 31 Dec 2022							
Revenue	30,358	218	84,529	27,593	812	-	143,510
Segment results	8,737	(319)	12,003	(3,539)	(397)	-	16,485
Finance costs	(2)	-	(1)	(401)	-	-	(404)
Interest income from fixed deposits	1,575	320	1,745	107	8	-	3,755
Share of results of associates	-	(226)	-	-	-	-	(226)
Reversal of investment in an associated company	499	-	-	-	-	-	499
Income tax expense							(12,154)
Unallocated foreign exchange loss							(7,110)
Profit for the year attributable to owners of the Company							845
Segment assets	661,832	5,642	270,327	304,746	13,181	(7,503)	1,248,225
Investment in associates	-	5,451	-	-	-	-	5,451
Cash and fixed deposits	131,395	15,958	135,412	12,513	2,246	-	297,524
Total assets							1,551,200
Segment liabilities	(9,253)	(161)	(11,104)	(14,862)	(1,071)	7,202	(29,249)
Loans and borrowings	-	-	-	(21,670)	-	-	(21,670)
Unallocated liabilities							(150,272)
Total liabilities							(201,191)
Capital expenditure	129	84	9,533	25,346	18	-	35,110
Depreciation and amortisation	(10,097)	(140)	(6,505)	(2,952)	(858)	-	(20,552)

4.2 Disaggregation of revenue

	Group			
	6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
	\$'000	\$'000	\$'000	\$'000
Revenue from contracts with customers:				
- Hotel operations	70,542	74,333	137,557	130,365
Rental income from investment properties	5,697	6,152	11,569	13,145
	<u>76,239</u>	<u>80,485</u>	<u>149,126</u>	<u>143,510</u>

Disaggregation of revenue from contracts with customers

	Group			
	6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
	\$'000	\$'000	\$'000	\$'000
Primary geographical markets				
Singapore	16,725	18,331	32,058	30,358
Malaysia	121	118	246	218
Australia	43,165	45,684	84,858	83,852
New Zealand	10,202	9,822	19,659	15,125
China	329	378	736	812
	<u>70,542</u>	<u>74,333</u>	<u>137,557</u>	<u>130,365</u>
Major product or service line				
Room revenue	50,040	56,245	99,750	98,498
Food and beverage income	16,549	15,413	30,303	25,596
Others	3,953	2,675	7,504	6,271
	<u>70,542</u>	<u>74,333</u>	<u>137,557</u>	<u>130,365</u>
Timing of transfer of goods or services				
Over time	53,993	58,920	107,254	104,769
At a point in time	16,549	15,413	30,303	25,596
	<u>70,542</u>	<u>74,333</u>	<u>137,557</u>	<u>130,365</u>

A breakdown of sales

	Group		
	31 December 2023	31 December 2022	Increase/ (decrease)
	\$'000	\$'000	%
Sales reported for the first half year	72,887	63,025	16%
Operating profit after tax before deducting non-controlling interests reported for first half year	10,443	5,407	93%
Sales reported for the second half year	76,239	80,485	-5%
Operating profit after tax before deducting non-controlling interests reported for second half year	1,432	(4,562)	-131%

Operating profit after tax for the second half year was reduced by fair value loss on investment properties.

5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 31 December 2023 and 31 December 2022.

	Group		Company	
	31 Dec 2023 \$'000	31 Dec 2022 \$'000	31 Dec 2023 \$'000	31 Dec 2022 \$'000
Financial assets carried at amortised cost				
Trade and other receivables	7,690	6,104	1,935	1,349
Cash and fixed deposits	302,221	297,524	112,142	99,584
	<u>309,911</u>	<u>303,628</u>	<u>114,077</u>	<u>100,933</u>
Financial assets carried at fair value through other comprehensive income				
Investment securities	21,999	20,657	21,999	20,657
	<u>21,999</u>	<u>20,657</u>	<u>21,999</u>	<u>20,657</u>
Financial liabilities carried at amortised cost				
Trade and other payables	12,960	16,461	5,577	5,134
Accrued operating expenses	5,426	2,920	1,090	1,100
Lease liabilities	9,168	9,352	13	32
Loans and borrowings	58,548	21,670	-	-
	<u>86,102</u>	<u>50,403</u>	<u>6,680</u>	<u>6,266</u>

6. Profit before taxation

6.1 Significant items

	Group			
	6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
	\$'000	\$'000	\$'000	\$'000
Income				
Dividend income	678	483	1,371	951
Interest income	5,608	3,206	9,907	3,755
Expenses				
Interest on bank loans and lease liabilities	352	228	354	(404)
Depreciation and amortisation	11,294	9,938	21,570	20,552
Foreign exchange (gain)/loss	(270)	4,703	1,335	7,110

6.2 Related party transactions

There are no material related party transactions.

7. Taxation

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated income statement are:

	Group			
	6 months ended 31 December 2023	6 months ended 31 December 2022	12 months ended 31 December 2023	12 months ended 31 December 2022
	\$'000	\$'000	\$'000	\$'000
Current income tax expense	4,788	17,062	9,488	19,190
Deferred income tax expense relating to originating and reversal of temporary differences	2,705	(7,028)	2,955	(7,036)
	7,493	10,034	12,443	12,154

8. Dividends

Ordinary dividend provided for:
Final exempt (one-tier) dividend for 2023 - Ordinary: 2.0 cents (2022: 2.0 cents) per share

Group Year ended 31 Dec	
2023 \$'000	2022 \$'000
14,789	14,789

9. Net Asset value

Net asset value per ordinary share based on issued shares
at the end of the period (Note 14)

Group		Company	
31 Dec 2023 \$'000	31 Dec 2022 \$'000	31 Dec 2023 \$'000	31 Dec 2022 \$'000
1.79	1.83	1.00	0.98

10. Financial assets at fair value through other comprehensive income

The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- a) Quoted prices (unadjusted) in active markets for identical assets or liabilities (**Level 1**)
- b) Inputs other than quoted prices included within Level 1 which are observable for the asset and or liability, either directly (i.e as prices) or indirectly (i.e derived from prices) (**Level 2**)
- c) Inputs for the assets or liability which are not based on observable market data (unobservable inputs) (**Level 3**)
(i.e derived from prices) (**Level 3**)

The following table presented the assets measured at fair value:

Group and Company	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
31 Dec 2023				
Financial assets				
Investment securities	21,999	-	-	21,999
31 December 2022				
Financial assets				
Investment securities	20,657	-	-	20,657

Fair value measurement disclosure of other assets that are recognised or measured at fair value, can be found in Notes 11 and 12.

11. Property, plant and equipment

During the year ended 31 Dec 2023, the Group acquired assets amounting to \$53,752,000 (31 Dec 2022: \$35,110,000).

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment other than freehold land, leasehold land and hotel buildings and improvements are measured at cost less accumulated depreciation and any accumulated impairment losses. Freehold land, leasehold land, and hotel buildings and improvements are measured at fair value less accumulated depreciation on leasehold land and hotel buildings and improvements and impairment losses recognised after the date of the revaluation. Valuations are performed at least once every three years to ensure that the carrying amount does not differ materially from the fair value of the freehold land, leasehold land and hotel buildings and improvements at the end of the reporting period. In FY 2022, the Group engaged external professional valuers to update the fair value of the hotel assets.

At the end of every-year, the directors reviews the carrying values of the hotel assets carried at fair value and perform an internal valuation, where no independent valuer is involved. In assessing whether the fair values remained appropriate, management considered whether any movement in market data such as discount rate, capitalisation rates, changes in underlying cash flows or comparable sales would result in a material impact to the fair values of the hotel assets since the end of the previous financial year. The Group will engage external independent qualified valuer whenever carrying amounts of the hotel assets are likely to differ materially from the fair values recognised at the end of the previous financial year. The fair values determined based on the year-end valuations performed remained appropriate as at 31 Dec 2023 and as such fair value movements have been recognised for the year ended 31 Dec 2023.

12. Investment properties

Investment properties comprise commercial properties that are leased to third parties on operating leases.

	Group	
	2023 \$'000	2022 \$'000
At 1 Jan	157,310	156,356
Additions	1,041	6,170
Lease incentives	-	(81)
Net loss from fair value adjustments recognised in profit or loss	(9,766)	(10,330)
Exchange differences	(2,643)	(12,141)
Completed investment properties	145,942	139,974
Reclassification from property held for sale	-	17,336
At 31 Dec	145,942	157,310

Investment properties are stated at fair value which has been determined based on valuation performed at the end of each financial year. The valuations were performed by accredited independent valuers with recognised and relevant professional qualification and with recent experience in the location and category of properties being valued. The valuations are determined based on the capitalisation method and discounted cashflow method.

Details of the valuation techniques and inputs used are disclosed in Note 28(c) of the Group's annual financial statements for the financial year ended 31 December 2023.

At the end of each reporting period, the directors will assess whether fair values of the Group's properties remain appropriate by holding discussions with property managers and corroborating through independent research and market data. In assessing whether the fair values remained appropriate, the directors considered whether any movement in market data such as discount rate, capitalization rates, changes in underlying cash flows or comparable sales would result in a material impact to the fair values of the properties since the end of the previous financial year. The Group will engage external independent qualified valuer whenever carrying amounts of the properties are likely to differ materially from the fair values recognised at the end of the previous financial year. The fair values determined based on the year-end valuations performed remained appropriate as at 31 Dec 2023 and as such fair value movements have been recognised for the period ended 31 Dec 2023.

13. Loans and borrowings

	Group	
	31 Dec 2023 \$'000	31 Dec 2022 \$'000
Amount repayable within one year or on demand		
Secured	58,548	21,670

The bank borrowings of the Group are secured over certain fixed deposits of the Group.

14. Share capital

	Group and Company			
	31 Dec 2023		31 Dec 2022	
	No. of shares 000	\$'000	No. of shares 000	\$'000
Issued and fully paid ordinary shares				
At beginning and end of the financial year	739,426	515,009	739,426	515,009

The Company did not hold any treasury shares as at 31 Dec 2023 (2022: Nil).

15. Earnings per share

	Group	
	Year ended 31 Dec 2023	2022
Earnings per ordinary share of the Group based on net profit attributable to owners of the Company:		
(a) based on the weighted average number of shares	1.61 cents	0.11 cents
(b) on a fully diluted basis	1.61 cents	0.11 cents

16. Subsequent events

There are no subsequent events which have led to adjustments to this set of condensed consolidated financial statements.

G. Other Information Required by the Listing Rule Appendix 7.2

17. Review

The condensed consolidated statement of financial position of Hotel Grand Central Limited and its subsidiaries as at 31 December 2023 and the related condensed consolidated income statement and condensed comprehensive income statement and condensed statement of changes in equity and condensed consolidated statement of cashflows for the year ended 31 December 2023 and certain explanatory notes have not been audited or reviewed.

18. Review of performance of the Group

a) Condensed consolidated income statement

i. Group Revenue Commentary

The Group recorded an increase in turnover due to improvement in the hotels' revenue.

The Group's hotels in Singapore, Australia, New Zealand and Malaysia recorded higher revenue during the year. This was due to an improvement in the hotels' room occupancies and room rates. The weak economic conditions in China contributed to lower sales as travelling was affected.

Group revenue during 2023 was also affected by lower average exchange rates of the Australia and New Zealand Dollar against the Singapore Dollar.

ii. Group Profit Commentary

General

The increase in the profit after tax during the year was due to the following factors:

- a) Despite increased staff and operating costs due to inflation, the Group's profits from operations was stable
- b) Lower foreign exchange loss of \$1.3 million compared to a loss of \$7.1 million in 2022
- c) Higher interest income from fixed deposits during the year due to higher interest rates

iii. Interest income from fixed deposits

Interest income from fixed deposits increased due to an increase in the fixed deposit interest rate.

iv. Foreign exchange loss

The foreign exchange loss arose due to weakening of the Australia and New Zealand Dollars against the Singapore Dollars.

b) Condensed consolidated statement of comprehensive income

v. Fair value changes of equity investments at fair value

The fair value gain of equity investments was mainly due to higher share prices of investment securities held by the company.

vi. Foreign exchange translation

The foreign currency translation loss in 2023 was mainly due to the effects of depreciation of the Australian dollar and New Zealand dollar against the Singapore dollar on the Australia and New Zealand subsidiaries' net assets respectively.

c) Condensed statement of financial position

vii. Investment securities

Investment securities increased mainly due to an increase in share prices of the investment securities.

viii. Fixed deposits

Fixed deposits increased due to accrued interest income during the year offset by the payment of the Company's 2022 dividend.

ix. Loans and borrowings

Loans and borrowings increased due to additional loan drawdowns of a loan facility in New Zealand for the construction of the Auckland hotel.

x. Foreign currency translation reserve

The foreign currency translation reserve deficit increased as at 31 Dec 2023 mainly due to the effects of further depreciation of the Australian dollar and New Zealand dollar against the Singapore dollar on the Australia and New Zealand subsidiaries' net assets respectively.

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

Nil

20. A commentary at the date of the announcement of the significant trends and 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 is hopeful of a continued recovery in 2024. The sustainability and strength of its recovery depends upon the growth of the global economies and businesses driving up travelling demands. However, the hotel industry continue to face operational challenges such as increasing operation cost pressures, labour shortages, preparations for climate change and a high interest rates environment.

The relative strength of the Singapore Dollar vis a vis the Australia and New Zealand Dollar in 2024 will continue to impact the Group's performance subjecting it to translation loss as a result of foreign exchange differences.

Barring unforeseen circumstances, the Board of Directors expect the Group's performance in 2024 to be sustainable.

21. Dividend information**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

Name of Dividend	Final - Ordinary
Dividend Type	Cash
Dividend Amount per Share (in cents)	2.0 cents per ordinary share, one - tier

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Name of Dividend	Final - Ordinary
Dividend Type	Cash
Dividend Amount per Share (in cents)	2.0 cent per ordinary share, one - tier

(c) Date payable

To be advised

(d) Book closure date

To be advised

22. Interested person transaction

The Company does not have a shareholders' mandate for interested person transactions.

23. Confirmation that the issuer has procured undertaking from all the its directors and executive officers (in the format set out Appendix 7.7) under Rule 720 (1)

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720 (1) of the Listing Manual of the SGX- ST.

24. Disclosure of persons occupying managerial positions who are related to a director or chief executive officer or substantial shareholder

Name	Age	Family relationship with any director and /or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held if any, during the year
Tan Hwa Lian	61	Daughter of Tan Eng Teong, niece of Tan Teck Lin and Tan Eng How	Executive Director - Overseeing the day to day operations of the Group hotels - 26/8/2003	No change
Hellen Tan Hwa Lam	60	Daughter of Tan Eng Teong, sister of Tan Hwa Lian, niece of Tan Teck Lin and Tan Eng How	Financial Controller - Overseeing and administering the entire accounting and finance functions of the Company - 1982	No change
Michelle Tan Hwa Imm	57	Daughter of Tan Teck Lin, cousin of Tan Hwa Lian, niece of Tan Eng Teong and Tan Eng How	Executive Director of the associated company, Grand Central Enterprises Bhd - 31/05/2001	No change

BY ORDER OF THE BOARD

Yoo Loo Ping
Secretary
29 February 2024