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Unaudited Condensed Interim Financial Statements as at and for the Half Year Ended 30 June 2021

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A. Condensed Interim Consolidated Income Statement

**Note**

**Revenue**

Hotel operations

4

Rental income from investment properties

4

**Total revenue**

Other income

**Total revenue and other income**

**Costs and expenses**

Staff costs

Depreciation and amortisation

Hotel operating expenses

**Total costs and expenses**

**Profit from operating activities**

Finance costs

Interest income from fixed deposits

Foreign exchange (loss)/gain

Share of results of associates

**Profit before tax**

6.1

Income tax expense

7

**Profit net of tax attributable to owners of the Company**

n/m = Not meaningful

Half Year Ended 30 June		
2021 S\$'000	2020 S\$'000	% Change
55,443	36,843	50%
9,097	9,069	0%
64,540	45,912	41%
452	383	18%
64,992	46,295	40%
(18,012)	(13,235)	36%
(11,038)	(10,469)	5%
(22,889)	(17,907)	28%
(51,939)	(41,611)	25%
13,053	4,684	179%
(222)	(844)	-74%
416	1,057	-61%
(634)	945	n/m
(224)	(533)	-58%
12,389	5,309	133%
(4,540)	(1,875)	142%
7,849	3,434	129%

**B. Condensed Interim Consolidated Statement of Comprehensive Income**

Profit net of tax

Other comprehensive income:

Items that will not be reclassified to profit or loss

Net gain/(loss) on fair value changes of equity investments  
at fair value through other comprehensive income

Items that may be reclassified subsequently  
to profit or loss

Foreign currency translation

Other comprehensive income, net of tax

Total comprehensive income

Total comprehensive income attributable to:  
Owners of the Company

n/m = Not meaningful

Half Year Ended 30 June		
2021 S\$'000	2020 S\$'000	% Change
7,849	3,434	129%
3,032	(2,909)	n/m
3,032	(2,909)	n/m
(7,352)	2,079	n/m
(7,352)	2,079	n/m
(4,320)	(830)	420%
<b>3,529</b>	<b>2,604</b>	<b>36%</b>
3,529	2,604	36%
<b>3,529</b>	<b>2,604</b>	<b>36%</b>

C. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30-Jun-21	31-Dec-20	30-Jun-21	31-Dec-20
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Non-current assets</b>					
Property, plant and equipment	11	994,597	999,086	248,915	249,882
Investment properties	12	260,044	263,549	-	-
Investments in subsidiaries		-	-	344,736	344,736
Investments in associates		6,583	7,115	8,584	8,584
Investment securities		20,615	17,340	20,615	17,340
Deferred tax assets		837	844	-	-
Goodwill		694	700	-	-
Intangible assets		85	86	-	-
		<u>1,283,455</u>	<u>1,288,720</u>	<u>622,850</u>	<u>620,542</u>
<b>Current assets</b>					
Inventories		746	655	11	14
Trade and other receivables		10,388	9,071	628	674
Prepaid operating expenses		4,557	2,689	113	135
Short - term deposits		182,200	185,160	111,569	112,055
Cash and bank balances		39,466	43,800	1,182	2,213
		<u>237,357</u>	<u>241,375</u>	<u>113,503</u>	<u>115,091</u>
<b>Current liabilities</b>					
Trade and other payables		14,457	12,463	3,919	4,025
Accrued operating expenses		1,904	2,002	493	915
Deferred income		992	824	-	-
Income tax payable		4,833	4,735	37	60
Dividend payable		14,531	-	14,531	-
Lease liabilities		73	132	5	29
Loans and borrowings	13	13,631	27,704	-	-
		<u>50,421</u>	<u>47,860</u>	<u>18,985</u>	<u>5,029</u>
<b>Net current assets</b>		<b>186,936</b>	<b>193,515</b>	<b>94,518</b>	<b>110,062</b>
<b>Non-current liabilities</b>					
Lease liabilities		4,767	4,846	57	51
Deferred tax liabilities		142,099	142,862	9,244	9,229
<b>Net assets</b>		<u><b>1,323,525</b></u>	<u><b>1,334,527</b></u>	<u><b>708,067</b></u>	<u><b>721,324</b></u>
<b>Equity attributable to owners of the parent</b>					
Issued capital	14	502,537	502,537	502,537	502,537
Fair value adjustment reserve		4,075	1,043	4,075	1,043
Asset revaluation reserve		622,777	622,777	186,442	186,442
Foreign currency translation reserve		(98,353)	(91,001)	-	-
Other reserve		1,432	1,432	-	-
Retained earnings		291,057	297,739	15,013	31,302
<b>Total equity</b>		<u><b>1,323,525</b></u>	<u><b>1,334,527</b></u>	<u><b>708,067</b></u>	<u><b>721,324</b></u>

**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
<b>Opening balance at 1 Jan 2021</b>	502,537	1,043	622,777	(91,001)	1,432	297,739	1,334,527
Profit net of tax	-	-	-	-	-	7,849	7,849
<b>Other comprehensive income for the period:</b>							
Net gain on fair value changes of equity investments at fair value through other comprehensive income	-	3,032	-	-	-	-	3,032
Foreign currency translation	-	-	-	(7,352)	-	-	(7,352)
Total comprehensive income for the period	-	3,032	-	(7,352)	-	7,849	3,529
<b>Distributions to owners:</b>							
Dividend on ordinary shares	-	-	-	-	-	(14,531)	(14,531)
Total distributions to owners:	-	-	-	-	-	(14,531)	(14,531)
<b>Closing balance at 30 June 2021</b>	<u>502,537</u>	<u>4,075</u>	<u>622,777</u>	<u>(98,353)</u>	<u>1,432</u>	<u>291,057</u>	<u>1,323,525</u>
<b>Opening balance at 1 Jan 2020</b>	502,537	2,155	685,000	(130,707)	1,432	289,472	1,349,889
Profit net of tax	-	-	-	-	-	3,434	3,434
<b>Other comprehensive income for the period:</b>							
Net loss on fair value changes of equity instruments at fair value through other comprehensive income	-	(2,909)	-	-	-	-	(2,909)
Foreign currency translation	-	-	-	2,079	-	-	2,079
Total comprehensive income for the period	-	(2,909)	-	2,079	-	3,434	2,604
<b>Distributions to owners:</b>							
Dividend on ordinary shares	-	-	-	-	-	(29,061)	(29,061)
Total distributions to owners:	-	-	-	-	-	(29,061)	(29,061)
<b>Closing balance at 30 June 2020</b>	<u>502,537</u>	<u>(754)</u>	<u>685,000</u>	<u>(128,628)</u>	<u>1,432</u>	<u>263,845</u>	<u>1,323,432</u>

Company

	Share Capital \$'000	Fair Value Adjustment Reserve \$'000	Asset Revaluation Reserve \$'000	Retained Earnings \$'000	Total Equity \$'000
Opening balance at 1 Jan 2021	502,537	1,043	186,442	31,302	721,324
Loss net of tax	-	-	-	(1,758)	(1,758)
<b><u>Other comprehensive income for the period:</u></b>					
Net gain on fair value changes of equity instruments at fair value through other comprehensive income	-	3,032	-	-	3,032
Total comprehensive income for the period	-	3,032	-	(1,758)	1,274
<b><u>Distributions to owners:</u></b>					
Dividend on ordinary shares	-	-	-	(14,531)	(14,531)
Total distributions to owners:	-	-	-	(14,531)	(14,531)
Closing balance at 30 June 2021	502,537	4,075	186,442	15,013	708,067
Opening balance at 1 Jan 2020	502,537	2,155	214,691	40,128	759,511
Profit net of tax	-	-	-	1,436	1,436
<b><u>Other comprehensive income for the period:</u></b>					
Net loss on fair value changes of equity instruments at fair value through other comprehensive income	-	(2,909)	-	-	(2,909)
Total comprehensive income for the period	-	(2,909)	-	1,436	(1,473)
<b><u>Distributions to owners:</u></b>					
Dividend on ordinary shares	-	-	-	(29,061)	(29,061)
Total distributions to owners:	-	-	-	(29,061)	(29,061)
Closing balance at 30 June 2020	502,537	(754)	214,691	12,503	728,977

**E. Condensed Interim Consolidated Statement of Cash Flow**

	Half Year Ended 30 June	
	2021 S\$'000	2020 S\$'000
<b>Operating activities</b>		
Profit before tax	12,389	5,309
<b>Adjustments for :-</b>		
Depreciation of property, plant and equipment	11,038	10,469
Dividend income from investment securities	(283)	(347)
Loss on disposal of property, plant and equipment	-	222
Finance costs	222	844
Interest income from fixed deposits	(416)	(1,057)
Foreign exchange loss/(gain)	634	(945)
Share of results of associates	224	533
<b>Operating cash flows before changes in working capital</b>	<b>23,808</b>	<b>15,028</b>
(Increase)/decrease in inventories	(97)	110
Increase in trade and other receivables	(1,375)	(2,412)
Increase in prepaid operating expenses	(1,893)	(1,611)
Increase/(decrease) in trade and other payables	2,161	(4,800)
<b>Cash flows from operations</b>	<b>22,604</b>	<b>6,315</b>
Interest received	416	1,057
Finance costs	(222)	(844)
Tax paid	(4,400)	(2,740)
<b>Net cash flows generated from operating activities</b>	<b>18,398</b>	<b>3,788</b>
<b>Investing activities</b>		
Dividend income from investment securities	283	347
Proceeds from disposal of property, plant and equipment	-	4
Proceeds from disposal of investment securities	-	96
Purchase of property, plant and equipment	(9,996)	(3,790)
Purchase of investment securities	(243)	(821)
<b>Net cash flows used in investing activities</b>	<b>(9,956)</b>	<b>(4,164)</b>
<b>Financing activities</b>		
Repayments of loans and borrowings	(13,632)	(2,239)
Repayment of principal portion of lease liabilities	(61)	(31)
<b>Net cash flows used in financing activities</b>	<b>(13,693)</b>	<b>(2,270)</b>
Decrease in cash and cash equivalents	(5,251)	(2,646)
Effect of exchange rate changes on cash and cash equivalents	(2,043)	1,822
Cash and cash equivalents at beginning of period	228,960	210,567
<b>Cash and cash equivalents at end of period</b>	<b>221,666</b>	<b>209,743</b>

## 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 interim consolidated financial statements as at and for the six months ended 30 June 2021 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 interim financial statements for the six months ended 30 June 2021 have been prepared in accordance with SFRS (I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim 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 2020.

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 interim financial statements are presented in Singapore dollar which is the Company's functional currency. All values are rounded to the nearest thousand ("S\$'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 period. 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 2021:

<i>Description</i>	<i>Effective for annual periods periods beginning on or after</i>
Amendments to SFRS(I) 16 Covid-19 Related Rent Concessions	1 June 2020
Amendments to SFRS(I)9, SFRS(I)1-39, SFRS(I)7, SFRS(I)4, SFRS(I)16: Interest Rate Benchmark Reform - Phase 2	1 January 2021

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 30 June 2021.

#### 2.2 Use of judgements and estimates

In preparing the condensed interim 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 2020.

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 within the next interim period 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

	Singapore S\$'000	Malaysia S\$'000	Australia S\$'000	New Zealand S\$'000	China S\$'000	Elimination S\$'000	Group S\$'000
<b>1 January to 30 June 2021</b>							
Revenue	9,796	21	40,172	14,063	488	-	64,540
<b>Segment results</b>	1,679	(160)	8,556	3,371	(393)	-	13,053
Finance costs	(3)	-	(1)	(218)	-	-	(222)
Interest income from fixed deposits	191	159	10	53	3	-	416
Share of results of associates	-	(224)	-	-	-	-	(224)
Income tax expense	-	-	-	-	-	-	(4,540)
Unallocated foreign exchange loss	-	-	-	-	-	-	(634)
Profit for the year attributable to owners of the Company							7,849
<b>Segment assets</b>	627,041	6,005	361,775	288,628	15,085	(6,808)	1,291,726
Investment in associates	-	6,583	-	-	-	-	6,583
Cash and fixed deposits	131,446	17,074	54,390	16,831	1,925	-	221,666
Unallocated assets	-	-	-	-	-	-	837
Total assets							1,520,812
<b>Segment liabilities</b>	(5,911)	(165)	(11,235)	(10,319)	(1,069)	6,506	(22,193)
Loans and borrowings	-	-	-	(13,631)	-	-	(13,631)
Unallocated liabilities	-	-	-	-	-	-	(161,463)
Total liabilities							(197,287)
Capital expenditure	22	-	1,588	8,382	4	-	9,996
Depreciation and amortisation	5,278	72	3,588	1,538	562	-	11,038
<b>1 January to 30 June 2020</b>							
Revenue	10,643	54	24,540	10,330	345	-	45,912
<b>Segment results</b>	1,339	(210)	1,393	2,551	(389)	-	4,684
Finance costs	(1)	-	-	(843)	-	-	(844)
Interest income from fixed deposits	666	308	76	4	3	-	1,057
Share of results of associates	-	(533)	-	-	-	-	(533)
Income tax expense	-	-	-	-	-	-	(1,875)
Unallocated foreign exchange gain	-	-	-	-	-	-	945
Profit for the year attributable to owners of the Company							3,434
<b>Segment assets</b>	704,521	6,145	343,623	294,809	14,865	(6,036)	1,357,927
Investment in associates	-	8,031	-	-	-	-	8,031
Cash and fixed deposits	147,892	17,209	35,715	7,474	1,453	-	209,743
Unallocated assets	-	-	-	-	-	-	390
Total assets							1,576,091
<b>Segment liabilities</b>	(6,898)	(232)	(7,950)	(7,546)	(985)	5,736	(17,875)
Loans and borrowings	-	-	-	(50,366)	-	-	(50,366)
Unallocated liabilities	-	-	-	-	-	-	(184,418)
Total liabilities							(252,659)
Capital expenditure	21	-	965	2,782	22	-	3,790
Depreciation and amortisation	5,353	65	3,390	1,238	423	-	10,469

## 4.2 Disaggregation of revenue

	Group Half Year ended 30 June	
	2021	2020
	\$'000	\$'000
Revenue from contracts with customers:		
- Hotel operations	55,443	36,843
Rental income from investment properties	9,097	9,069
	64,540	45,912
Government grant income	-	55
Less: Government grant expense – rent concessions	-	(55)
	64,540	45,912

### Disaggregation of revenue from contracts with customers

	Group Half Year ended 30 June	
	2021	2020
	\$'000	\$'000
<b>Primary geographical markets</b>		
Singapore	9,796	10,643
Malaysia	21	54
Australia	40,172	24,540
New Zealand	14,063	10,330
China	488	345
	64,540	45,912
<b>Major product or service line</b>		
Room revenue	36,344	24,263
Food and beverage income	14,517	7,960
Others	13,679	13,689
	64,540	45,912
<b>Timing of transfer of goods or services</b>		
Over time	50,023	37,952
At a point in time	14,517	7,960
	64,540	45,912

## 5. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2021 and 31 December 2020.

	Group		Company	
	30 June 2021	31 Dec 2020	30 June 2021	31 Dec 2020
	\$'000	\$'000	\$'000	\$'000
<b>Financial assets carried at amortised cost</b>				
Trade and other receivables	10,388	9,071	628	674
Cash and short-term deposits	221,666	228,960	112,751	114,268
	232,054	238,031	113,379	114,942
<b>Financial assets carried at fair value through other comprehensive income</b>				
Investment securities	20,615	17,340	20,615	17,340
	20,615	17,340	20,615	17,340
<b>Financial liabilities carried at amortised cost</b>				
Trade and other payables	14,458	11,803	3,919	4,005
Accrued operating expenses	1,904	2,002	493	915
Dividend payable	14,531	-	14,531	-
Lease liabilities	4,839	4,978	62	80
Loans and borrowings	13,631	27,704	-	-
	49,363	46,487	19,005	5,000

## 6. Profit before taxation

### 6.1 Significant items

	Group Half Year ended 30 June	
	2021	2020
	\$'000	\$'000
<b>Income</b>		
Dividend income	283	347
Interest income	416	1,057
<b>Expenses</b>		
Interest on bank loans and lease liabilities	222	844
Depreciation of property, plant and equipment	11,038	10,469
Foreign exchange loss/(gain)	634	(945)

### 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 Half Year ended 30 June	
	2021	2020
	\$'000	\$'000
Current income tax expense	4,569	1,855
Deferred income tax expense relating to originating and reversal of temporary differences	(29)	20
	<u>4,540</u>	<u>1,875</u>

## 8. Dividends

	Group Half Year ended 30 June	
	2021	2020
	\$'000	\$'000
Ordinary dividend provided for:		
Final exempt (one-tier) dividend for 2020 - Ordinary: 2.0 cents (2019: 4.0 cents) per share	<u>14,531</u>	<u>29,061</u>

## 9. Net Asset value

	Group		Company	
	30 June 2021	31 Dec 2020	30 June 2021	31 Dec 2020
	\$'000	\$'000	\$'000	\$'000
Net asset value per ordinary share based on issued shares at the end of the period (Note 14)	<u>1.82</u>	<u>1.84</u>	<u>0.97</u>	<u>0.99</u>

## 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:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- 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)
- 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
<b>30 June 2021</b>				
<b>Financial assets</b>				
Investment securities	<u>20,615</u>	<u>-</u>	<u>-</u>	<u>20,615</u>
<b>31 December 2020</b>				
<b>Financial assets</b>				
Investment securities	<u>17,340</u>	<u>-</u>	<u>-</u>	<u>17,340</u>

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 six months ended 30 June 2021, the Group acquired assets amounting to \$9,996,000 (30 June 2020: \$3,790,000) and disposed of assets amounting to \$Nil (30 June 2020: \$4,000)

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. The Group engaged external professional valuers and performed its latest revaluation exercise for the financial year ended 31 December 2020.

At the end of every half-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 30 June 2021 and as such no fair value movements have been recognised for the six months ended 30 June 2021.

## 12. Investment properties

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

	Group	
	2021	2020
	\$'000	\$'000
At 1 Jan	263,549	279,324
Exchange differences	(3,505)	(1,270)
At 30 June	260,044	278,054

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(d) of the Group's annual financial statements for the financial year ended 31 December 2020.

At the end of every half-year, 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 30 June 2021 and as such no fair value movements have been recognised for the six months ended 30 June 2021.

### *Investment properties pledged as securities*

Investment properties amounting to approximately \$96,266,000 (2020: \$97,823,000) have been mortgaged to banks as securities for bank facilities.

## 13. Loans and borrowings

	Group	
	30 June 2021	31 Dec 2020
	\$'000	\$'000
Amount repayable within one year or on demand		
Secured	13,631	27,704

The bank borrowings of the Group are secured over certain investment properties of the Group.

## 14. Share capital

	Group and Company			
	30 June 2021		31 Dec 2020	
	No. of shares	\$'000	No. of shares	\$'000
	000		000	
Issued and fully paid ordinary shares				
At beginning and end of the financial period	726,535	502,537	726,535	502,537

On 29 July 2021, the Company issued 12,890,771 new shares in the capital of the Company in connection with the Scrip Dividend Scheme for the final exempt (one-tier) dividend for 2020. The shares were issued at an issue price of S\$0.9675 per share.

The Company did not hold any treasury shares as at 30 June 2021 (2020: Nil).

## 15. Earnings per share

	Group	
	Half Year ended 30 June	
	2021	2020
Earnings per ordinary share of the Group		
based on net profit attributable to owners of the parent:		
(a) based on the weighted average number of shares	1.08 cents	0.47 cents
(b) on a fully diluted basis	1.08 cents	0.47 cents

## 16. Subsequent events

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

**G. Other Information Required by the Listing Rule Appendix 7.2**

**17. Review**

The condensed interim consolidated statement of financial position of Hotel Grand Central Limited and its subsidiaries as at 30 June 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 six-month period ended and certain explanatory notes have not been audited or reviewed.

**18. Review of performance of the Group**

**a) Condensed interim consolidated income statement**

**i. Group Revenue Commentary**

The Group's revenue increased in the first half of 2021 mainly due to higher turnover at the Group's hotels. Most of the hotels in Australia and New Zealand recorded an improvement in domestic business and leisure travelling in the first half of 2021. In addition, our hotels in Adelaide, Brisbane and Singapore continued to participate in government led efforts to accommodate either Covid-19 related guests or essential workers.

The Group's revenue increased in all the geographical segments except Malaysia during the period mainly due to an improvement in both the hotels' room occupancies and room rates.

**ii. Group Profit Commentary**

**General**

The Group's net profit increased during the period ended 30 June 2021 mainly due to higher turnover at the Australia, New Zealand and Singapore hotels. The increase was partly offset by the foreign exchange loss on the Australia and New Zealand Dollars due to the weakening of these currencies against the Singapore Dollars.

**iii. Finance costs**

Finance costs reduced due to a reduction in the outstanding loan amount and lower interest rates.

**iv. Interest income from fixed deposits**

Interest income from fixed deposits reduced due to a reduction in the fixed deposits placed and lower interest rates.

**v. Foreign exchange (loss)/gain**

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

**b) Condensed interim consolidated statement of comprehensive income**

**vi. Fair value changes of equity investments at fair value**

The fair value gain of equity investments was mainly due to higher share price of OCBC shares held by the company.

**vii. Foreign exchange translation**

The foreign currency translation loss in the first half of 2021 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 interim statement of financial position**

**viii. Investment securities**

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

**ix. Loans and borrowings**

Loans and borrowings reduced due to repayments during the period.

**x. Foreign currency translation reserve**

The foreign currency translation reserve deficit increased in the first half of 2021 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.

**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**

To date, many countries still maintain border closures and/or impose strict travel restrictions. The recovery of the hotel industry is largely dependent upon the post pandemic recovery of the global economy and the resumption of global business and leisure travelling.

Whilst there are some signs of a recovery in domestic travelling in Australia and New Zealand in 2021, the outlook for the Group is still very uncertain.

**21. Dividend information**

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

Any dividend declared for the current financial period reported on? None

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

Any dividend declared for the corresponding period of the immediately preceding financial year? None

**(c) Date payable**

N.A

**(d) Book closure date**

N.A

**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. Confirmation By Directors**

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results for the half year ended 30 June 2021 to be false or misleading in any material aspects.

**BY ORDER OF THE BOARD**

Lim Bee Lian Eliza  
Secretary  
13 August 2021