

**INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE FIRST QUARTER ENDED 31 MARCH 2017**

The unaudited results of Grand-Flo Berhad and its subsidiaries for the 3 months period ended 31 March 2017 are as follows:-

	NOTE	FOR THE QUARTER & CUMULATIVE 3 MONTHS ENDED	
		31/3/2017 RM	31/3/2016 RM
REVENUE	A8	20,370,056	31,599,804
COST OF SALES		(15,454,855)	(23,650,322)
GROSS PROFIT		4,915,201	7,949,482
OTHER INCOME		162,804	263,064
ADMINISTRATIVE EXPENSES		(3,316,091)	(4,051,310)
SELLING AND DISTRIBUTION EXPENSES		(730,792)	(1,419,480)
OTHER OPERATING EXPENSES		(114,368)	(520,280)
RESULTS FROM OPERATING ACTIVITIES		916,754	2,221,476
FINANCE COSTS		(236,203)	(176,518)
SHARE OF PROFIT/(LOSS) OF ASSOCIATES, NET OF TAX		612,957	(292,974)
PROFIT BEFORE TAXATION	A8	1,293,508	1,751,984
INCOME TAX EXPENSES	B4	(321,882)	(658,430)
PROFIT AFTER TAXATION	A8	971,626	1,093,554
OTHER COMPREHENSIVE ITEM			
Exchange translation differences		(13,206)	(1,606,902)
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD		958,420	(513,348)
<b>PROFIT AFTER TAXATION ATTRIBUTABLE TO:-</b>			
OWNERS OF THE PARENT		651,933	100,352
NON-CONTROLLING INTEREST		319,693	993,202
		971,626	1,093,554
<b>TOTAL COMPREHENSIVE INCOME/(LOSS) ATTRIBUTABLE TO:-</b>			
OWNERS OF THE PARENT		638,727	(1,506,550)
NON-CONTROLLING INTEREST		319,693	993,202
		958,420	(513,348)
<b>EARNINGS PER ORDINARY SHARE (SEN):-</b>			
BASIC	B10	0.13	0.02

The unaudited condensed consolidated statements of profit or loss should be read in conjunction with the Group's audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED STATEMENTS OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2017**

	(UNAUDITED)	(AUDITED)
Note	AS AT 31/03/2017 RM	AS AT 31/12/2016 RM
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	A9 13,213,822	13,306,846
Investment in associate, quoted	12,125,493	11,629,247
Investment in associate, unquoted	834,883	718,172
Other investment, unquoted	15,102	15,204
Development costs	1,758,277	1,813,059
Goodwill on consolidation	34,126,122	34,126,122
Deferred tax assets	339,000	339,000
Total non-current assets	<u>62,412,699</u>	<u>61,947,650</u>
<b>Current assets</b>		
Property development cost	87,886,051	81,272,845
Inventories	6,792,988	6,010,694
Accrued billings	16,602,532	11,216,282
Trade receivables	17,104,194	22,341,257
Other receivables	2,202,032	2,880,249
Amount due from directors	-	3,563,019
Amount due from associates	391	-
Amount due from related parties	78,000	78,000
Tax recoverable	936,001	777,654
Dividend receivable	1,060,831	1,060,831
Fixed deposit with licensed banks	652,271	1,693,174
Cash and bank balances	9,311,507	12,956,623
Total current assets	<u>142,626,798</u>	<u>143,850,628</u>
<b>Total assets</b>	<u>205,039,497</u>	<u>205,798,278</u>
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
Equity attributable to owners of the parent:		
Share capital	48,311,571	48,311,571
Share premium	14,538,275	14,538,275
Treasury shares, at cost	A6 (1,553,324)	(1,497,290)
Other reserves	1,109,451	1,109,451
Foreign exchange fluctuation reserve	1,378,488	1,391,694
Revaluation reserve	6,160,852	6,160,852
Retained earnings	40,673,683	40,021,750
	110,618,996	110,036,303
Non controlling interest	<u>42,350,223</u>	<u>42,030,530</u>
<b>Total Equity</b>	<u>152,969,219</u>	<u>152,066,833</u>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Long-term borrowings	B6 6,475,665	8,309,693
Deferred tax liabilities	1,053,899	1,091,691
Total non-current liabilities	<u>7,529,564</u>	<u>9,401,384</u>
<b>Current liabilities</b>		
Trade payables	24,081,982	26,587,772
Other payables	6,499,058	4,444,048
Amount due to directors	-	8,000
Amount due to related parties	199,434	2,002,632
Short-term borrowings	B6 13,594,493	10,900,094
Tax payable	165,747	387,515
Total current liabilities	<u>44,540,714</u>	<u>44,330,061</u>
<b>Total liabilities</b>	<u>52,070,278</u>	<u>53,731,445</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>205,039,497</u>	<u>205,798,278</u>
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY OWNERS OF THE PARENT (SEN)	22.90	22.78
NTA per share (sen)	15.47	15.34

The unaudited condensed consolidated statement of financial position should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS**

**UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2017**

	←		←					→		→	
	Share Capital	Share application money	Share Premium	Treasury Shares	Other Reserves	Foreign Exchange Fluctuation Reserve	Revaluation Reserve	Retained Earnings	Total	Non Controlling Interest (NCI)	Total Equity
	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM
<b>Balance as at 1 January 2016</b>	48,311,571	-	14,538,275	(1,098,173)	1,109,451	2,366,478	6,160,852	52,138,989	123,527,443	22,751,871	146,279,314
Total Comprehensive income for the year	-	-	-	-	-	(974,784)	-	(9,723,921)	(10,698,705)	4,238,699	(6,460,006)
<i>Transactions with owners:</i>											
Shares repurchased	-	-	-	(394,070)	-	-	-	-	(394,070)	-	(394,070)
Transaction costs	-	-	-	(5,047)	-	-	-	-	(5,047)	-	(5,047)
Issuance of preference shares	-	-	-	-	-	-	-	-	-	15,079,960	15,079,960
Dividend paid	-	-	-	-	-	-	-	(2,393,318)	(2,393,318)	(40,000)	(2,433,318)
Total transactions with owners	-	-	-	(399,117)	-	-	-	(2,393,318)	(2,792,435)	15,039,960	12,247,525
<b>Balance as at 31 December 2016</b>	48,311,571	-	14,538,275	(1,497,290)	1,109,451	1,391,694	6,160,852	40,021,750	110,036,303	42,030,530	152,066,833
<b>Balance as at 1 January 2017</b>	48,311,571	-	14,538,275	(1,497,290)	1,109,451	1,391,694	6,160,852	40,021,750	110,036,303	42,030,530	152,066,833
Total Comprehensive income for the year	-	-	-	-	-	(13,206)	-	651,933	638,727	319,693	958,420
<i>Transactions with owners:</i>											
Shares repurchased	-	-	-	(55,369)	-	-	-	-	(55,369)	-	(55,369)
Transaction costs	-	-	-	(665)	-	-	-	-	(665)	-	(665)
Total transactions with owners	-	-	-	(56,034)	-	-	-	-	(56,034)	-	(56,034)
<b>Balance as at 31 March 2017</b>	48,311,571	-	14,538,275	(1,553,324)	1,109,451	1,378,488	6,160,852	40,673,683	110,618,996	42,350,223	152,969,219

The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the annual audited financial statements as at 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.



**INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2017**

	<b>3 MONTHS ENDED</b> <b>31/3/2017</b> <b>RM</b>	<b>3 MONTHS ENDED</b> <b>31/3/2016</b> <b>RM</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before taxation	1,293,508	1,751,984
Adjustments for:-		
Amortisation of development costs	248,023	275,164
Amortisation of other investment	102	102
Bad debts written off	-	841
Depreciation of plant and equipment	104,965	566,437
Loss/gain on disposal of property, plant and equipment	-	2,936
Interest income	(34,187)	(50,052)
Dividend income	-	341
Interest expense	236,203	176,518
Share of associates' profits/loss	(612,957)	292,974
Unrealised gain/loss on foreign exchange	-	(35,432)
	<u>(57,851)</u>	<u>1,229,829</u>
Operating profit before working capital changes	1,235,657	2,981,813
Inventories	(782,294)	612,653
Trade and other receivables	5,915,280	(4,569,135)
Trade and other payables	(450,780)	9,804,277
Directors	3,563,019	10,592
Related parties	(1,803,198)	(1,093,825)
Progress billing / Accrued billing	(5,386,250)	(5,502,453)
	<u>1,055,777</u>	<u>(737,891)</u>
<b>CASH FROM OPERATIONS</b>	2,291,434	2,243,922
Tax paid	(739,789)	(891,478)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	1,551,645	1,352,444
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Advances/(repayment) from associates	(391)	(177,972)
Advances/(repayment) from directors	(8,000)	2,299,980
Development costs incurred	(193,241)	(209,422)
Property development cost incurred	(6,613,206)	(2,222,473)
Interest received	34,187	50,052
Proceeds from disposal of property, plant and equipment	-	919
Purchase of property, plant and equipment	(11,941)	(227,894)
<b>NET CASH FOR INVESTING ACTIVITIES</b>	(6,792,592)	(486,810)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest paid	(236,203)	(176,518)
Purchase of treasury shares	(55,369)	(82,854)
Share issuance expenses	(665)	(996)
Net (repayment)/drawdown of term loans and short term borrowings	906,207	102,379
Repayment of hire purchase and lease payables	(45,836)	(275,839)
<b>NET CASH FROM/(FOR) FINANCING ACTIVITIES</b>	568,134	(433,828)
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	(4,672,813)	431,806
Foreign exchange fluctuation reserve	(13,206)	(1,606,902)
<b>CASH AND CASH EQUIVALENTS B/F</b>	14,649,797	12,746,507
<b>CASH AND CASH EQUIVALENTS C/F</b>	<b>9,963,778</b>	<b>11,571,411</b>
<b>NOTES TO CASH FLOW STATEMENT</b>		
Cash and cash equivalents comprise:		
Cash and bank balances	9,311,507	12,148,471
Fixed deposit with licensed banks	652,271	741,069
Less: Fixed deposit pledged with licensed banks	-	(940,930)
Less: Overdraft	-	(377,199)
	<u>9,963,778</u>	<u>11,571,411</u>

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the annual audited financial statements for the financial year ended 31 December 2016.