

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2010 RM'000	Preceding Year Corresponding Quarter 30.09.2009 RM'000	Current Year To Date 30.09.2010 RM'000	Preceding Year Corresponding Period 30.09.2009 RM'000
Revenue	9,421	10,803	27,975	35,442
Operating Expenses	(8,934)	(9,588)	(25,999)	(27,837)
Other Operating Income	670	411	1,377	1,284
Finance cost	(3)	(2)	(47)	(33)
Profit before taxation	1,154	1,624	3,306	8,856
Taxation	(261)	(545)	(1,217)	(2,724)
Profit for the period	893	1,079	2,089	6,132
Other comprehensive income	-	-	-	-
Total comprehensive income	893	1,079	2,089	6,132
Profit attributable to:				
Owners of the parent	874	1,054	2,045	5,988
Non-controlling interest	19	25	44	144
Profit for the period	893	1,079	2,089	6,132
Earnings per share (sen)	0.44	0.54	1.04	3.04

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2010

	As At End Of Current Quarter 30.09.2010 RM'000	As At End Of Preceding Year End 31.12.2009 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	238,302	241,897
Prepaid land lease payment	3,881	3,885
Deferred tax assets	9,266	9,623
	<u>251,449</u>	<u>255,405</u>
Current assets		
Inventories	524	509
Trade and other receivables	3,364	4,793
Cash and cash equivalents	33,101	39,877
	<u>36,989</u>	<u>45,179</u>
TOTAL ASSETS	<u>288,438</u>	<u>300,584</u>
EQUITY AND LIABILITIES		
Equity attributable to Owners of the Parent		
Share capital	197,002	197,002
Reserves	57,120	59,508
	<u>254,122</u>	<u>256,510</u>
Non-controlling interests	2,185	2,141
Total equity	<u>256,307</u>	<u>258,651</u>
Non-current liabilities		
Long term borrowings	16	16
Deferred taxation	26,811	26,811
	<u>26,827</u>	<u>26,827</u>
Current liabilities		
Borrowings	10	7,854
Trade & other payables	5,189	6,665
Current tax payable	105	587
	<u>5,304</u>	<u>15,106</u>
Total liabilities	<u>32,131</u>	<u>41,933</u>
TOTAL EQUITY AND LIABILITIES	<u>288,438</u>	<u>300,584</u>
Net assets per share (RM)	1.29	1.30

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010**

	Attributable to Owners of the Parent				Total RM'000	Non-controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Non-Distributable Share Premium RM'000	Capital Reserve RM'000	Distributable Retained Profits RM'000			
9-month quarter ended <u>30 September 2010</u>							
At 1 January 2010	197,002	2,395	5,458	51,655	256,510	2,141	258,651
Profit for the period	-	-	-	2,045	2,045	44	2,089
Dividends	-	-	-	(4,433)	(4,433)	-	(4,433)
At 30 September 2010	197,002	2,395	5,458	49,267	254,122	2,185	256,307
9-month quarter ended <u>30 September 2009</u>							
At 1 January 2009	197,002	2,395	5,458	46,264	251,119	2,173	253,292
Profit for the period	-	-	-	5,988	5,988	144	6,132
Dividends	-	-	-	(4,433)	(4,433)	-	(4,433)
At 30 September 2009	197,002	2,395	5,458	47,819	252,674	2,317	254,991

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

	<u>2010</u> 9 Months Ended 30.09.2010 RM'000	<u>2009</u> 9 Months Ended 30.09.2009 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	3,306	8,856
Adjustments:-		
Amortisation on prepaid land lease payment	4	4
Bad debts written off	0	4
Depreciation	4,716	4,689
Gain on disposal of property, plant and equipment	(4)	(4)
Inventory written off	1	1
Interest expenses	47	33
Interest income	(431)	(215)
Operating profit before changes in working capital	<u>7,639</u>	<u>13,368</u>
Net change in current receivables	1,668	166
Net change in current payables	(1,476)	(958)
Cash generated from operating activities	<u>7,831</u>	<u>12,576</u>
Interest paid	(47)	(33)
Tax paid, net	<u>(1,595)</u>	<u>(2,071)</u>
Net cash generated from operating activities	<u>6,189</u>	<u>10,472</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	429	233
Proceeds from disposal of property, plant and equipment	4	8
Purchase of property, plant and equipment	(1,121)	(877)
Net cash used in investing activities	<u>(688)</u>	<u>(636)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(86)	(152)
Dividends paid to shareholders	(4,433)	(4,433)
Net cash used in financing activities	<u>(4,519)</u>	<u>(4,585)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	982	5,251
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>32,119</u>	<u>21,549</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>33,101</u>	<u>26,800</u>

Cash and cash equivalents at the end of the financial period comprise the following:

	As At 30.09.2010 RM'000	As At 30.09.2009 RM'000
Cash and bank balances	<u>33,101</u>	<u>26,800</u>

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.

2 CHANGES IN ACCOUNTING POLICIES (CONT'D.)

FRSs, Amendments to FRSs and Interpretations (cont'd.)

Effective for financial periods beginning on or after 1 January 2010 (cont'd.):

Amendment to FRS 139, FRS 7 and IC Interpretation 9	Financial Instruments: Recognition and Measurement, Disclosures and Reassessment of Embedded Derivatives
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 - Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

The above FRSs, Amendments to FRSs and Interpretations have no significant impact on the financial statements of the Group upon their initial application.

3 AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2009 was not qualified.

4 SEGMENTAL REPORTING

There is no segmental reporting as the Group's activities are in the hotel business conducted within Malaysia.

5 UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review because of their nature, size or incidence.

6 CHANGES IN ESTIMATES

There were no changes in estimates that have had a material effect in the current quarter results.

7 SEASONAL OR CYCLICAL FACTORS

The operations of the Group are not subject to seasonality/cyclicality of operations.

8 DIVIDENDS PAID

There were no dividends paid during the current quarter.

9 CARRYING AMOUNT OF REVALUED ASSETS

The valuation of land and buildings of the Group which represent hotel properties have been brought forward without amendment from the most recent annual audited financial statements for the year ended 31 December 2009.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

10 DEBT AND EQUITY SECURITIES

There were no issuances and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current quarter under review.

11 CHANGES IN COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current financial period to date.

12 CAPITAL COMMITMENTS

	As At End Of Current Quarter 30.09.2010 RM'000
Capital expenditure Approved and contracted for: Equipment	<u>158</u>

13 CHANGES IN CONTINGENT LIABILITIES

	As At End Of Current Quarter 30.09.2010 RM'000
Guarantees by the Company extended to financial institutions for facilities granted to the subsidiaries	<u>13,800</u>

14 SUBSEQUENT EVENTS

There are no material events subsequent to the end of the period under review that have not been reflected in the quarterly financial statements.

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

15 PERFORMANCE REVIEW

During the period ended 30 September 2010, the Group achieved a revenue of RM28.0 million (2009: RM35.4 million) and profit before taxation of RM3.3 million (2009: RM8.9 million).

In the opinion of the Directors, the results for the financial period under review have not been affected by any transaction or event of a material or unusual nature.

16 COMMENTS ON MATERIAL CHANGES IN PROFIT BEFORE TAXATION

The Group's weak performance was mainly due to overall lower occupancy rate.

17 PROSPECTS

Barring any unforeseen circumstances, the Directors anticipate the performance of the Group to remain difficult.

18 PROFIT FORECAST

The Group has not provided any profit forecast in a public document.

19 INCOME TAX EXPENSE

Taxation includes:

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2010 RM'000	Preceding Year Quarter 30.09.2009 RM'000	Current Year To Date 30.09.2010 RM'000	Preceding Year Corresponding Period 30.09.2009 RM'000
Current period's provision	282	340	1,014	1,714
Deferred taxation	133	231	357	1,036
Overprovision in respect of previous year	(154)	(26)	(154)	(26)
	<u>261</u>	<u>545</u>	<u>1,217</u>	<u>2,724</u>

20 UNQUOTED INVESTMENTS AND PROPERTIES

There were no purchases or sales of unquoted investments and properties for the current financial period to date.

21 QUOTED INVESTMENTS

There were no purchase or disposal of quoted investments for the current financial period to date.

22 CORPORATE PROPOSALS

There were no corporate proposals announced during the financial period to date.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
(Incorporated in Malaysia)

23 BORROWINGS

	As At End Of Current Quarter 30.09.2010 RM'000	As At End Of Preceding Year End 31.12.2009 RM'000
Short Term Borrowings		
Secured bank overdrafts	-	7,758
Lease and hire purchase creditors	10	96
	<u>10</u>	<u>7,854</u>
Long Term Borrowings		
Lease and hire purchase creditors	16	16
	<u>26</u>	<u>7,870</u>

24 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Group does not have any financial instruments with off balance sheet risk as at 30 September 2010.

25 CHANGES IN MATERIAL LITIGATION

There are no changes in material litigation, including the status of pending material litigation as at the date of this report.

26 DIVIDEND PAYABLE

No interim ordinary dividend has been declared for the financial period ended 30 September 2010 (30 September 2009: Nil).

27 EARNINGS PER SHARE

Earnings per share is calculated by dividing profit for the period attributable to ordinary equity holders of the Company by the number of ordinary shares in issue during the financial period.

	←— INDIVIDUAL PERIOD —→		←— CUMULATIVE PERIOD —→	
	Current Year Quarter 30.09.2010	Preceding Year Quarter 30.09.2009	Current Year To Date 30.09.2010	Preceding Year Corresponding Period 30.09.2009
Profit attributable to ordinary equity holders of the Company (RM'000)	874	1,054	2,045	5,988
Number of ordinary shares in issue ('000)	<u>197,002</u>	<u>197,002</u>	<u>197,002</u>	<u>197,002</u>
Earnings per share (sen)	<u>0.44</u>	<u>0.54</u>	<u>1.04</u>	<u>3.04</u>

28 AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 8 November 2010.