

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 31.12.2011 RM'000	Preceding Year Corresponding Quarter 31.12.2010 RM'000	Current Year To Date 31.12.2011 RM'000	Preceding Year Corresponding Period 31.12.2010 RM'000
Revenue	11,255	11,527	39,035	39,502
Operating expenses	(9,633)	(9,309)	(36,550)	(35,308)
Other operating income	881	576	7,281	1,953
Finance cost	(1)	(48)	(219)	(95)
Profit before taxation	2,502	2,746	9,547	6,052
Taxation	(596)	(526)	(509)	(1,743)
Profit for the period	1,906	2,220	9,038	4,309
Other comprehensive income	-	-	-	-
Total comprehensive income	1,906	2,220	9,038	4,309
Profit attributable to:				
Owners of the parent	1,820	2,155	8,873	4,200
Non-controlling interest	86	65	165	109
Profit for the period	1,906	2,220	9,038	4,309
Earnings per share attributable to owners of the parent (sen)	0.92	1.09	4.50	2.13

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2011

	As At End Of Current Quarter 31.12.2011 RM'000	As At End Of Preceding Year End 31.12.2010 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	221,899	241,393
Deferred tax assets	8,849	9,198
	<u>230,748</u>	<u>250,591</u>
Current assets		
Inventories	483	463
Trade and other receivables	4,912	3,992
Cash and cash equivalents	58,753	45,735
	<u>64,148</u>	<u>50,190</u>
TOTAL ASSETS	<u>294,896</u>	<u>300,781</u>
EQUITY AND LIABILITIES		
Equity attributable to Owners of the Parent		
Share capital	197,002	197,002
Reserves	63,716	59,276
	<u>260,718</u>	<u>256,278</u>
Non-controlling interests	2,070	2,085
Total equity	<u>262,788</u>	<u>258,363</u>
Non-current liabilities		
Long term borrowings	39	59
Deferred taxation	25,278	26,559
	<u>25,317</u>	<u>26,618</u>
Current liabilities		
Borrowings	20	8,675
Trade & other payables	6,437	6,841
Current tax payable	334	284
	<u>6,791</u>	<u>15,800</u>
Total liabilities	<u>32,108</u>	<u>42,418</u>
TOTAL EQUITY AND LIABILITIES	<u>294,896</u>	<u>300,781</u>
Net assets per share (RM)	1.32	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 2010 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011

	← Attributable to Owners of the Parent →				Non-controlling Interest	Total Equity	
	Share Capital RM'000	← Non-Distributable Share Premium RM'000	→ Capital Reserve RM'000	Distributable Retained Profits RM'000			Total RM'000
12-month quarter ended <u>31 December 2011</u>							
At 1 January 2011	197,002	2,395	5,458	51,423	256,278	2,085	258,363
Profit for the period	-	-	-	8,873	8,873	165	9,038
Dividends	-	-	-	(4,433)	(4,433)	-	(4,433)
Dividends paid to minority shareholders	-	-	-	-	-	(180)	(180)
At 31 December 2011	197,002	2,395	5,458	55,863	260,718	2,070	262,788
12-month quarter ended <u>31 December 2010</u>							
At 1 January 2010	197,002	2,395	5,458	51,656	256,511	2,141	258,652
Profit for the period	-	-	-	4,200	4,200	109	4,309
Dividends	-	-	-	(4,433)	(4,433)	-	(4,433)
Dividends paid to minority shareholders	-	-	-	-	-	(165)	(165)
At 31 December 2010	197,002	2,395	5,458	51,423	256,278	2,085	258,363

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011

	<u>2011</u> 12 Months Ended 31.12.2011 RM'000	<u>2010</u> 12 Months Ended 31.12.2010 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	9,547	6,052
Adjustments:-		
Bad debts written off	4	3
Depreciation	6,136	6,270
Gain on disposal of property, plant and equipment	(4,852)	(37)
Inventories written off	1	3
Interest expenses	219	95
Interest income	(1,208)	(625)
Provision for doubtful debts	-	78
Provision for short term accumulating	(8)	26
Operating cash flows before changes in working capital	9,839	11,865
Net change in current receivables	(595)	879
Net change in current payables	(396)	150
Cash generated from operating activities	8,848	12,894
Interest paid	(219)	(95)
Tax paid, net	(1,294)	(1,977)
Net cash generated from operating activities	7,335	10,822
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	761	614
Proceeds from disposal of property, plant and equipment	20,213	39
Purchase of property, plant and equipment	(2,003)	(1,802)
Net cash generated from/(used in) investing activities	18,971	(1,149)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(35)	(99)
Repayment of revolving credit	(100)	-
Dividends paid to shareholders	(4,433)	(4,433)
Dividends paid to minority shareholders	(180)	(165)
Drawdown of revolving credit	-	100
Net cash used in financing activities	(4,748)	(4,597)
NET INCREASE IN CASH AND CASH EQUIVALENTS	21,558	5,076
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	37,195	32,119
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	58,753	37,195

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT (CONT'D.)
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011

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

	As At 31.12.2011 RM'000	As At 31.12.2010 RM'000
Cash on hand and at banks	10,809	8,142
Deposits with licensed banks	47,944	37,593
Bank overdrafts	-	(8,540)
Cash and bank balances	<u>58,753</u>	<u>37,195</u>

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

1 BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard ("FRS") 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2010. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2010.

2 CHANGES IN ACCOUNTING POLICIES

(i) New and Amendment to FRSs and IC Interpretations

The significant accounting policies applied in the interim financial statements are consistent with those adopted in the most recent audited financial statements for the year ended 31 December 2010 except for the adoption of the following:

FRSs, Amendments to FRSs and Interpretations

FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations (revised)
Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosure for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 7	Improving Disclosures about Financial Instruments
Amendments to FRS 127	Consolidated and Separate Financial Statements
Amendments to FRS 132	Financial Instruments: Presentation (Classifications of Right Issues)
Amendments to FRS 138	Intangible Assets
Improvements to FRS issued in 2010	
IC Interpretation 4	Determining Whether an Arrangement Contains a Lease
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
IC Interpretation 18	Transfers of Assets from Customers
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives

Technical Release (TR)

TR 3	Guidance on Disclosures of Transition to International Financial Reporting Standards
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TR *i*-4 Shariah Compliant Sale Contract will also be effective for annual periods beginning on or after 1 January 2011. This TR is, however, not applicable to the Group.

Adoption of the above standards and interpretations did not have any effect on the financial performance or position of the Group.

(ii) Malaysian Financial Reporting Standards

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other than Private Entities for annual periods beginning on or after 1 January 2012. The change of the financial reporting framework is not expected to have any significant impact on the financial performance and position of the Group.

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3 AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2010 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 2010.

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

There are no authorised capital expenditure that has been provided for in the financial statements.

13 CONTINGENT LIABILITIES

The Group does not have any contingent liabilities as at 31 December 2011.

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.

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

15 PERFORMANCE REVIEW

For the year ended 31 December 2011, the Group achieved a total revenue of RM39.0 million (2010: RM39.5 million) and profit before taxation of RM9.5 million (2010: RM6.1 million).

In the opinion of the Directors, the results for the financial year under review have not been affected by any transaction or event of a material or unusual nature other than as disclosed in Note 22.

16 COMMENTS ON MATERIAL CHANGES IN PROFIT BEFORE TAXATION

The higher profit before taxation was mainly due to a gain of RM4.8 million on disposal of property, plant and equipment as disclosed in Note 22.

17 PROSPECTS

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

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 31.12.2011 RM'000	Preceding Year Quarter 31.12.2010 RM'000	Current Year To Date 31.12.2011 RM'000	Preceding Year Corresponding Period 31.12.2010 RM'000
Current period's provision	708	709	1,676	1,723
Deferred taxation	(122)	(183)	(932)	174
(Under)/overprovision in respect of previous year	10	-	(235)	(154)
	<u>596</u>	<u>526</u>	<u>509</u>	<u>1,743</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.

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22 CORPORATE PROPOSALS

On 23 May 2011, the Company's wholly owned subsidiary company, Grand Central (K.L.) Sdn. Bhd. had entered into a Sale and Purchase Agreement to dispose the property of a hotel building erected on a piece of land held under Titles Nos. CT 14677 Lot No. 787, CT 14678 Lot No. 788, CT 14679 Lot No. 789, CT 17481 Lot No. 816, CT 17482 Lot No. 817 and CT 17483 Lot No. 818 all situated at Bandar Kuala Lumpur District of Kuala Lumpur Wilayah Persekutuan Kuala Lumpur to an unrelated party, Sani Hotel Sdn. Bhd. for the total cash consideration of RM20,200,000 (Ringgit Malaysia Twenty Million and Two Hundred Thousand) only.

The disposal was completed on 26 September 2011.

The results of Grand Central (K.L.) Sdn. Bhd. for the period ended 31 December 2011 are as follows:

	Current Year To Date 31.12.2011 RM'000
Revenue	1,196
Operating expenses	(2,463)
Other operating income	4,893
Finance cost	(8)
Profit before tax	<u>3,618</u>
Taxation	<u>1,044</u>
Profit for the period	<u><u>4,662</u></u>

23 BORROWINGS

	As At End Of Current Quarter 31.12.2011 RM'000	As At End Of Preceding Year End 31.12.2010 RM'000
Short Term Borrowings		
Revolving credit	-	100
Secured bank overdrafts	-	8,540
Lease and hire purchase creditors	<u>20</u>	<u>35</u>
	20	8,675
Long Term Borrowings		
Lease and hire purchase creditors	<u>39</u>	<u>59</u>
	<u><u>59</u></u>	<u><u>8,734</u></u>

24 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Group does not have any financial instruments with off balance sheet risk as at 31 December 2011.

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.

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26 DIVIDEND PAYABLE

A first and final dividend of 4% (i.e. 4 sen per share) less 25% taxation has been recommended for year ended 31 December 2011. The first and final dividend is subject to shareholder's approval at the forthcoming Annual General Meeting.

The first and final dividend of 3% (i.e. 3 sen per share) less 25% taxation totalling RM4,432,547 was paid in year 2011 for year ended 31 December 2010.

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 31.12.2011	Preceding Year Quarter 31.12.2010	Current Year To Date 31.12.2011	Preceding Year Corresponding Period 31.12.2010
Profit attributable to ordinary equity holders of the Company (RM'000)	1,820	2,155	8,873	4,200
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Earnings per share (sen)	0.92	1.09	4.50	2.13

28 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 31.12.2011 RM'000	As At End Of Preceding Year End 31.12.2010 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	67,482	63,842
- Unrealised	(13,488)	(14,442)
	53,994	49,400
Add: Consolidated adjustments	1,869	2,023
Retained profits as per financial statements	55,863	51,423

29 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 23 February 2012.