

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2013 RM'000	Preceding Year Corresponding Quarter 30.09.2012 RM'000	Current Year To Date 30.09.2013 RM'000	Preceding Year Corresponding Period 30.09.2012 RM'000
Revenue	7,599	8,369	23,315	24,954
Operating expenses	(8,085)	(8,736)	(24,803)	(25,434)
Other operating income	1,217	3,114	3,841	4,418
Finance cost	(2)	(2)	(8)	(4)
Profit before taxation	729	2,745	2,345	3,934
Taxation	(441)	(235)	(1,214)	(1,012)
Profit net of tax	288	2,510	1,131	2,922
Other comprehensive profit	-	-	-	-
Total comprehensive profit	288	2,510	1,131	2,922
Profit attributable to:				
Owners of the parent	261	2,494	1,009	2,838
Non-controlling interests	27	16	122	84
Profit for the period	288	2,510	1,131	2,922
Profit per share (sen)	0.13	1.27	0.51	1.44

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 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 30 SEPTEMBER 2013

	As At End Of Current Quarter 30.09.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	200,603	201,575
Deferred tax assets	8,349	8,532
	<u>208,952</u>	<u>210,107</u>
Current assets		
Inventories	425	391
Trade and other receivables	5,928	24,354
Cash and cash equivalents	78,493	68,241
	<u>84,846</u>	<u>92,986</u>
TOTAL ASSETS	<u>293,798</u>	<u>303,093</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	197,002	197,002
Non-distributable reserves	63,966	70,837
	<u>260,968</u>	<u>267,839</u>
Non-controlling interests	2,171	2,049
Total equity	<u>263,139</u>	<u>269,888</u>
Non-current liabilities		
Long term borrowings	161	161
Deferred taxation	23,988	23,988
	<u>24,149</u>	<u>24,149</u>
Current liabilities		
Borrowings	19	95
Trade & other payables	6,194	7,301
Current tax payable	297	1,660
	<u>6,510</u>	<u>9,056</u>
Total liabilities	<u>30,659</u>	<u>33,205</u>
TOTAL EQUITY AND LIABILITIES	<u>293,798</u>	<u>303,093</u>
Net assets per share (RM)	1.32	1.36

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	← Attributable to Owners of the Parent →			Non-controlling Interests	Total Equity	
	Share Capital RM'000	Non-Distributable Share Premium Reserve RM'000	Distributable Retained Profits RM'000			
				Total RM'000	RM'000	RM'000
9-month quarter ended 30 September 2013						
At 1 January 2013	197,002	2,395	68,442	267,839	2,049	269,888
Profit for the period	-	-	1,009	1,009	122	1,131
Dividends	-	-	(7,880)	(7,880)	-	(7,880)
At 30 September 2013	197,002	2,395	61,571	260,968	2,171	263,139
9-month quarter ended 30 September 2012						
At 1 January 2012	197,002	2,395	61,321	260,718	2,071	262,789
Profit for the period	-	-	2,838	2,838	84	2,922
Dividends	-	-	(5,910)	(5,910)	-	(5,910)
At 30 September 2012	197,002	2,395	58,249	257,646	2,155	259,801

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	<u>2013</u> 9 Months Ended 30.09.2013 RM'000	<u>2012</u> 9 Months Ended 30.09.2012 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	2,345	3,934
Adjustments:-		
Depreciation	4,488	4,409
Loss on disposal of property, plant and equipment	1	-
Gain on disposal of property, plant and equipment	(3)	(2,282)
Inventory written off	-	1
Interest expenses	8	4
Interest income	(1,877)	(1,382)
Operating profit before changes in working capital	4,962	4,684
Net change in current receivables	(858)	(759)
Net change in current payables	(1,108)	938
Cash generated from operating activities	2,996	4,863
Interest paid	(8)	(4)
Tax paid, net	(2,551)	(1,062)
Net cash generated from operating activities	437	3,797
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	1,935	1,479
Proceeds from disposal of property, plant and equipment	19,360	6,561
Purchase of property, plant and equipment	(3,524)	(1,567)
Net cash generated from investing activities	17,771	6,473
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(76)	(28)
Dividends paid to shareholders	(7,880)	(5,910)
Net cash used in financing activities	(7,956)	(5,938)
NET INCREASE IN CASH AND CASH EQUIVALENTS	10,252	4,332
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	68,241	58,753
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	78,493	63,085
Cash and cash equivalents at the end of the financial period comprise the following:		
Cash and bank balances	78,493	63,085

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

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PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1 BASIS OF PREPARATION

The condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standard Board ("MASB") 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 2012. 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 2012.

2 CHANGES IN ACCOUNTING POLICIES

The Group has adopted the new MFRSs with effect from 1 January 2013. There is no significant financial impact arising from the adoption of MFRSs.

3 AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2012 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.

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8 DIVIDENDS PAID

There were no dividends paid during the current quarter.

9 CARRYING AMOUNT OF REVALUED ASSETS

There was no valuation of property, plant and equipment for the period under review.

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 30 September 2013.

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 period ended 30 September 2013, the Group achieved a revenue of RM23.3 million (2012: RM25.0 million) and profit before taxation of RM2.3 million (2012: RM3.9 million). The drop in revenue was mainly due to the disposal and cessation of operations of Hotel Grand Continental Malacca in 2012. The Group has achieved an overall higher room occupancy and average room rates as compared to the preceding year corresponding period.

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 decreased in profit before taxation as compared to the preceding year corresponding period was mainly due to the gain on disposal of a vacant land amounting to RM2.3 million in prior year.

17 PROSPECTS

Barring any unforeseen circumstances, the Directors anticipate the performance of the Group for the next quarter 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 30.09.2013 RM'000	Preceding Year Quarter 30.09.2012 RM'000	Current Year To Date 30.09.2013 RM'000	Preceding Year Corresponding Period 30.09.2012 RM'000
Current period's provision	294	232	909	919
Deferred taxation	25	109	183	199
Under/(over)provision in respect of previous year	122	(106)	122	(106)
	<u>441</u>	<u>235</u>	<u>1,214</u>	<u>1,012</u>

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19 INCOME TAX EXPENSE (CONT'D.)

The effective tax rate of the Group for the current quarter is higher than the statutory tax rate of 25%. This is mainly due to tax charged on profits from certain companies in the Group and non-deductible expenses for tax purposes.

Deferred taxation is mainly due to utilisation of investment tax allowances and unabsorbed business losses from certain subsidiaries of which deferred tax assets were recognised previously.

20 CORPORATE PROPOSALS

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

21 BORROWINGS

	As At End Of Current Quarter 30.09.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
Short Term Borrowings		
Lease and hire purchase creditors	19	95
Long Term Borrowings		
Lease and hire purchase creditors	161	161
	<u>180</u>	<u>256</u>

22 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.

23 DIVIDEND

No interim ordinary dividend has been declared for the financial period ended 30 September 2013 (30 September 2012: Nil).

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24 EARNINGS PER SHARE

Profit 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 30.09.2013	Preceding Year Quarter 30.09.2012	Current Year To Date 30.09.2013	Preceding Year Corresponding Period 30.09.2012
Profit attributable to ordinary equity holders of the Company (RM'000)	261	2,494	1,009	2,838
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Earnings per share (sen)	0.13	1.27	0.51	1.44

25 NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Profit for the period is arrived at after crediting/(charging):

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2013 RM'000	Preceding Year Quarter 30.09.2012 RM'000	Current Year To Date 30.09.2013 RM'000	Preceding Year Corresponding Period 30.09.2012 RM'000
Interest income	607	470	1,877	1,382
Sundry revenue	608	353	1,961	744
Interest expense	(2)	(2)	(8)	(4)
Depreciation	(1,537)	(1,465)	(4,488)	(4,409)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	-	-	-	-
Inventories written off	-	-	-	(1)
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	3	2,282	3	2,282
Loss on disposal of property, plant and equipment	1	-	1	-
Impairment of assets	-	-	-	-
Foreign exchange gain	-	10	-	10

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26 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 30.09.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	74,103	80,814
- Unrealised	(12,699)	(12,516)
	<hr/> 61,404	<hr/> 68,298
Add: Consolidated adjustments	167	144
Retained profits as per financial statements	<hr/> <hr/> 61,571	<hr/> <hr/> 68,442

27 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 11 November 2013.