

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2013

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 31.12.2013 RM'000	Preceding Year Corresponding Quarter 31.12.2012 RM'000	Current Year To Date 31.12.2013 RM'000	Preceding Year Corresponding Period 31.12.2012 RM'000
Revenue	10,063	11,170	33,378	36,124
Operating expenses	(8,901)	(10,048)	(33,704)	(35,482)
Other operating income	834	9,880	4,675	14,298
Finance cost	(2)	(3)	(10)	(7)
Profit before taxation	1,994	10,999	4,339	14,933
Taxation	223	(732)	(991)	(1,744)
Profit net of tax	2,217	10,267	3,348	13,189
Other comprehensive profit	-	-	-	-
Total comprehensive profit	2,217	10,267	3,348	13,189
Profit attributable to:				
Owners of the parent	2,119	10,193	3,128	13,031
Non-controlling interests	98	74	220	158
Profit for the period	2,217	10,267	3,348	13,189
Earnings per share (sen)	1.08	5.17	1.59	6.61

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 31 DECEMBER 2013

	As At End Of Current Quarter 31.12.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	199,534	201,575
Deferred tax assets	7,976	8,532
	<u>207,510</u>	<u>210,107</u>
Current assets		
Inventories	395	391
Trade and other receivables	4,592	24,354
Cash and cash equivalents	82,098	68,241
	<u>87,085</u>	<u>92,986</u>
TOTAL ASSETS	<u>294,595</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	66,085	70,837
	<u>263,087</u>	<u>267,839</u>
Non-controlling interests	1,999	2,049
Total equity	<u>265,086</u>	<u>269,888</u>
Non-current liabilities		
Long term borrowings	59	161
Deferred taxation	22,922	23,988
	<u>22,981</u>	<u>24,149</u>
Current liabilities		
Borrowings	89	95
Trade & other payables	6,170	7,301
Current tax payable	269	1,660
	<u>6,528</u>	<u>9,056</u>
Total liabilities	<u>29,509</u>	<u>33,205</u>
TOTAL EQUITY AND LIABILITIES	<u>294,595</u>	<u>303,093</u>
Net assets per share (RM)	1.34	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.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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
12-month quarter ended 31 December 2013						
At 1 January 2013	197,002	2,395	68,442	267,839	2,049	269,888
Profit for the period	-	-	3,128	3,128	220	3,348
Dividends	-	-	(7,880)	(7,880)	-	(7,880)
Dividends paid to non-controlling interests	-	-	-	-	(270)	(270)
At 31 December 2013	197,002	2,395	63,690	263,087	1,999	265,086
12-month quarter ended 31 December 2012						
At 1 January 2012	197,002	2,395	61,321	260,718	2,071	262,789
Profit for the period	-	-	13,031	13,031	158	13,189
Dividends	-	-	(5,910)	(5,910)	-	(5,910)
Dividends paid to non-controlling interests	-	-	-	-	(180)	(180)
At 31 December 2012	197,002	2,395	68,442	267,839	2,049	269,888

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.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2013

	<u>2013</u>	<u>2012</u>
	12 Months	12 Months
	Ended	Ended
	31.12.2013	31.12.2012
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	4,339	14,933
Adjustments:-		
Depreciation	6,014	5,929
Gain on disposal of property, plant and equipment	(6)	(10,836)
Inventories written off	5	1
Interest expenses	10	7
Interest income	(2,491)	(1,903)
(Reversal of)/provision for short term accumulating compensated absences	(20)	53
Operating profit before changes in working capital	7,851	8,184
Net change in current receivables	717	44
Net change in current payables	(1,110)	807
Cash generated from operating activities	7,458	9,035
Interest paid	(10)	(7)
Net taxes paid	(2,975)	(1,385)
Net cash generated from operating activities	4,473	7,643
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,259	1,857
Proceeds from disposal of property, plant and equipment	19,365	8,726
Purchase of property, plant and equipment	(3,982)	(2,596)
Net cash generated from investing activities	17,642	7,987
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(108)	(52)
Dividends paid to shareholders	(7,880)	(5,910)
Dividends paid to non-controlling interests	(270)	(180)
Net cash used in financing activities	(8,258)	(6,142)
NET INCREASE IN CASH AND CASH EQUIVALENTS	13,857	9,488
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	68,241	58,753
CASH AND CASH EQUIVALENTS AT END OF YEAR	82,098	68,241

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2013 (CONT'D.)

	As at	As at
	31.12.2013	31.12.2012
	RM'000	RM'000

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

Cash and bank balances	<u>82,098</u>	<u>68,241</u>
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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 and amended MFRSs for annual financial periods beginning on or after 1 January 2013. There is no significant financial impact arising from the adoption of MFRSs.

MFRS 3	Business Combination
MFRS 10	Consolidated Financial Statements
MFRS 11	Joint Arrangements
MFRS 12	Disclosure of Interest in Other Entities
MFRS 13	Fair Value Measurement
MFRS 119	Employee Benefits (revised)
MFRS 127	Separate Financial Statements
MFRS 128	Investments in Associates and Joint Ventures
Amendments to MFRS 1	First-time Adoptions of Malaysian Financial Reporting Standards (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 7	Financial Instruments: Disclosures - Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 10	Consolidated Financial Statements: Transition Guidance
Amendments to MFRS 11	Joint Arrangements: Transition Guidance
Amendments to MFRS 12	Disclosure of Interest in Other Entities: Transition Guidance
Amendments to MFRS 101	Presentation of Financial Statements (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 116	Property, Plant and Equipment (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 132	Financial Instruments: Presentation (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 134	Interim Financial Reporting (Annual Improvements 2009-2011 Cycle)

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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 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.

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.

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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 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 31 December 2013, the Group achieved a revenue of RM33.4 million (2012: RM36.1 million) and profit before taxation of RM4.3 million (2012: RM14.9 million). The drop in revenue was mainly due to the disposal of Hotel Grand Continental Malacca in 2012 and its cessation of operations for the same period. The Group has achieved an overall higher 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 property, plant and equipment amounting to RM10.8 million in prior year.

17 PROSPECTS

Barring any unforeseen circumstances, the Directors anticipate the performance of the Group for the next quarter to remain difficult due to additional supply of rooms in the industry.

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 31.12.2013 RM'000	Preceding Year Quarter 31.12.2012 RM'000	Current Year To Date 31.12.2013 RM'000	Preceding Year Corresponding Period 31.12.2012 RM'000
Current period's provision	470	1,901	1,379	2,820
Deferred taxation	(693)	(1,172)	(510)	(973)
Under/(over)provision in respect of previous year	-	3	122	(103)
	<u>(223)</u>	<u>732</u>	<u>991</u>	<u>1,744</u>

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19 INCOME TAX EXPENSE (CONT'D.)

The effective tax rate of the Group for the current quarter is lower than the statutory tax rate of 25%. This is mainly due to utilisation of available business losses carried forward by certain companies in the Group.

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 31.12.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
Short Term Borrowings		
Lease and hire purchase creditors	89	95
Long Term Borrowings		
Lease and hire purchase creditors	59	161
	<u>148</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

A first and final single tier dividend of 4% (i.e. 4 sen per share) has been recommended for year ended 31 December 2013. The first and final dividend is subject to shareholder's approval at the forthcoming Annual General Meeting.

The first and final single tier dividend of 4% (i.e. 4 sen per share) totalling RM7,880,080 was paid in year 2013 for the year ended 31 December 2012.

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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 31.12.2013	Preceding Year Quarter 31.12.2012	Current Year To Date 31.12.2013	Preceding Year Corresponding Period 31.12.2012
Profit attributable to ordinary equity holders of the Company (RM'000)	2,119	10,193	3,128	13,031
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Earnings per share (sen)	1.08	5.17	1.59	6.61

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 31.12.2013 RM'000	Preceding Year Quarter 31.12.2012 RM'000	Current Year To Date 31.12.2013 RM'000	Preceding Year Corresponding Period 31.12.2012 RM'000
Interest income	614	521	2,491	1,903
Sundry revenue	217	805	2,178	1,549
Interest expense	(2)	(3)	(10)	(7)
Depreciation	(1,526)	(1,520)	(6,014)	(5,929)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	-	-	-	-
Inventories written off	(5)	-	(5)	(1)
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	3	8,554	6	10,836
Loss on disposal of property, plant and equipment	(1)	-	-	-
Impairment of assets	-	-	-	-
Foreign exchange gain	1	-	1	10

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26 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 31.12.2013 RM'000	As At End Of Preceding Year End 31.12.2012 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	75,530	80,814
- Unrealised	(12,006)	(12,516)
	<hr/> 63,524	<hr/> 68,298
Add: Consolidated adjustments	166	144
Retained profits as per financial statements	<hr/> <hr/> 63,690	<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 24 February 2014.