

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2015

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2015 RM'000	Preceding Year Corresponding Quarter 30.09.2014 RM'000	Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Revenue	6,700	7,270	21,139	22,275
Operating expenses	(8,386)	(8,395)	(25,098)	(24,911)
Other operating income	690	773	2,164	2,190
Finance cost	-	(1)	(1)	(4)
Loss before taxation	(996)	(353)	(1,796)	(450)
Taxation	35	(70)	(399)	(574)
Loss net of tax	(961)	(423)	(2,195)	(1,024)
Other comprehensive profit	-	-	-	-
Total comprehensive loss	(961)	(423)	(2,195)	(1,024)
Loss attributable to:				
Owners of the parent	(948)	(441)	(2,234)	(1,089)
Non-controlling interests	(13)	18	39	65
Loss for the period	(961)	(423)	(2,195)	(1,024)
Loss per share (sen)	(0.48)	(0.22)	(1.13)	(0.55)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 2015

	As At End Of Current Quarter 30.09.2015 RM'000	As At End Of Preceding Year End 31.12.2014 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	193,797	195,733
Deferred tax assets	3,098	7,207
	<u>196,895</u>	<u>202,940</u>
Current assets		
Inventories	431	410
Trade and other receivables	7,270	4,310
Cash and cash equivalents	70,602	76,820
	<u>78,303</u>	<u>81,540</u>
TOTAL ASSETS	<u>275,198</u>	<u>284,480</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	197,002	197,002
Reserves	51,232	57,406
	<u>248,234</u>	<u>254,408</u>
Non-controlling interests	1,999	1,960
Total equity	<u>250,233</u>	<u>256,368</u>
Non-current liability		
Deferred taxation	18,527	22,635
Current liabilities		
Borrowings	-	51
Trade & other payables	6,418	5,147
Current tax payable	20	279
	<u>6,438</u>	<u>5,477</u>
Total liabilities	<u>24,965</u>	<u>28,112</u>
TOTAL EQUITY AND LIABILITIES	<u>275,198</u>	<u>284,480</u>
Net assets per share (RM)	1.26	1.29

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 2015

	← 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		
9-month quarter ended <u>30 September 2015</u>					
At 1 January 2015	197,002	2,395	55,011	1,960	256,368
(Loss)/profit for the period	-	-	(2,234)	39	(2,195)
Dividends	-	-	(3,940)	-	(3,940)
At 30 September 2015	197,002	2,395	48,837	1,999	250,233
9-month quarter ended <u>30 September 2014</u>					
At 1 January 2014	197,002	2,395	63,690	1,999	265,086
(Loss)/profit for the period	-	-	(1,089)	65	(1,024)
Dividends	-	-	(7,880)	-	(7,880)
At 30 September 2014	197,002	2,395	54,721	2,064	256,182

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 THIRD QUARTER ENDED 30 SEPTEMBER 2015

	<u>2015</u> 9 Months Ended 30.09.2015 RM'000	<u>2014</u> 9 Months Ended 30.09.2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(1,796)	(450)
Adjustments:-		
Bad debts written off	-	9
Depreciation	4,608	4,616
Gain on disposal of property, plant and equipment	(5)	(29)
Inventories written off	1	1
Interest expenses	1	4
Interest income	(1,883)	(1,777)
Property, plant and equipment written off	1	-
Operating profit before changes in working capital	<u>927</u>	<u>2,374</u>
Net change in current receivables	(2,528)	(1,507)
Net change in current payables	<u>1,271</u>	<u>(679)</u>
Cash (used in)/generated from operating activities	(330)	188
Interest paid	(1)	(4)
Net taxes paid	<u>(766)</u>	<u>(849)</u>
Net cash used in operating activities	<u>(1,097)</u>	<u>(665)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	1,538	2,066
Proceeds from disposal of property, plant and equipment	5	33
Purchase of property, plant and equipment	<u>(2,673)</u>	<u>(1,676)</u>
Net cash (used in)/generated from investing activities	<u>(1,130)</u>	<u>423</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(51)	(72)
Dividends paid to shareholders	<u>(3,940)</u>	<u>(7,880)</u>
Net cash used in financing activities	<u>(3,991)</u>	<u>(7,952)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(6,218)	(8,194)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>75,635</u>	<u>80,913</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>69,417</u>	<u>72,719</u>

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

Cash and bank balances	70,602	73,904
Less: Short-term deposits with licensed banks restricted from use in operations	<u>(1,185)</u>	<u>(1,185)</u>
	<u>69,417</u>	<u>72,719</u>

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 2014. 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 2014.

2 CHANGES IN ACCOUNTING POLICIES

The accounting policies applied by the Group in the interim financial statements are consistent with those adopted in the most recent audited financial statements for the year ended 31 December 2014 except for the adoption of the new and amended MFRSs for annual financial periods beginning on or after 1 January 2015. 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 2014 was not qualified.

4 SEGMENTAL REPORTING

The Board of Directors reviews the Group's internal reporting in order to assess performance and allocation of resources. The Group's principal activities are principally in the hotel business conducted within Malaysia.

	Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Revenue from external customers	21,139	22,275
Reportable segment profit	649	1,976
Reportable segment assets	271,897	276,592
Reportable segment liabilities	6,418	5,491
Reportable segment profit is reconciled as follows:		
Total profit for reportable segment	649	1,976
Interest income	1,883	1,777
Other income	280	413
Depreciation	(4,608)	(4,616)
Loss before taxation	(1,796)	(450)

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4 SEGMENTAL REPORTING (Cont'd.)

	Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Reportable segment assets is reconciles as follows:		
Total assets for reportable segment	271,897	276,592
Tax recoverable	203	123
Deferred tax assets	3,098	7,976
Total assets	<u>275,198</u>	<u>284,691</u>
Reportable segment liabilities is reconciled as follows:		
Total liabilities for reportable segment	6,418	5,491
Income tax payables	20	20
Deferred tax liabilities	18,527	22,922
Borrowings	-	76
Total liabilities	<u>24,965</u>	<u>28,509</u>

The Group has no concentration of revenue generated from a single external customer during the year.

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.

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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 2015.

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

The Group recorded a revenue of RM21.14 million (2014: RM22.28 million) and loss before taxation of RM1.80 million (2014: RM0.45 million) for the period ended 30 September 2015. The decrease in revenue was mainly due to overall lower room occupancy rate.

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 increased in loss before taxation as compared to the preceding year corresponding period was mainly due to lower revenue being achieved and higher operating expenses incurred for the current period.

17 PROSPECTS

Barring any unforeseen circumstances, the Directors anticipate the performance of the Group for the next quarter to be challenging.

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 30.09.2015 RM'000	Preceding Year Quarter 30.09.2014 RM'000	Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Current period's provision	48	199	474	670
Deferred taxation	(8)	(33)	-	-
Overprovision in respect of previous year	(75)	(96)	(75)	(96)
	<u>(35)</u>	<u>70</u>	<u>399</u>	<u>574</u>

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.

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20 CORPORATE PROPOSALS

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

21 BORROWINGS

	As At End Of Current Quarter 30.09.2015 RM'000	As At End Of Preceding Year End 31.12.2014 RM'000
Short Term Borrowings		
Lease and hire purchase creditors	-	51

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 2015 (30 September 2014: Nil).

24 LOSS PER SHARE

Loss per share is calculated by dividing loss 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 30.09.2015	Preceding Year Quarter 30.09.2014	Current Year To Date 30.09.2015	Preceding Year Corresponding Period 30.09.2014
Loss attributable to ordinary equity holders of the Company (RM'000)	(948)	(441)	(2,234)	(1,089)
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Loss per share (sen)	(0.48)	(0.22)	(1.13)	(0.55)

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25 NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

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

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 30.09.2015 RM'000	Preceding Year Quarter 30.09.2014 RM'000	Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Interest income	620	582	1,883	1,777
Sundry revenue	65	164	275	384
Interest expense	-	(1)	(1)	(4)
Depreciation	(1,538)	(1,583)	(4,608)	(4,616)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	-	(9)	-	(9)
Inventories written off	-	-	(1)	(1)
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	4	28	5	29
Loss on disposal of property, plant and equipment	-	-	-	-
Property, plant and equipment written off	-	-	(1)	-
Impairment of assets	-	-	-	-
Foreign exchange gain	-	-	-	-

26 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 30.09.2015 RM'000	As At End Of Preceding Year End 31.12.2014 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	60,304	67,228
- Unrealised	(12,488)	(12,488)
	47,816	54,740
Add: Consolidated adjustments	1,021	271
Retained profits as per financial statements	48,837	55,011

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 9 November 2015.