

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2015

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 31.12.2015 RM'000	Preceding Year Corresponding Quarter 31.12.2014 RM'000	Current Year To Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Revenue	8,698	9,248	29,837	31,523
Operating expenses	(9,204)	(8,666)	(34,302)	(33,577)
Other operating income	748	794	2,912	2,984
Finance cost	-	(1)	(1)	(5)
Profit/(loss) before taxation	242	1,375	(1,554)	925
Taxation	103	(994)	(296)	(1,568)
Profit/(loss) net of tax	345	381	(1,850)	(643)
Other comprehensive profit	-	-	-	-
Total comprehensive profit/(loss)	345	381	(1,850)	(643)
Profit/(loss) attributable to:				
Owners of the parent	306	290	(1,928)	(799)
Non-controlling interests	39	91	78	156
Profit/(loss) for the period	345	381	(1,850)	(643)
Earnings/(loss) per share (sen)	0.16	0.15	(0.98)	(0.41)

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)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2015

	As At End Of Current Quarter 31.12.2015 RM'000	As At End Of Preceding Year End 31.12.2014 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	193,482	195,733
Deferred tax assets	2,899	7,207
	<u>196,381</u>	<u>202,940</u>
Current assets		
Inventories	466	410
Trade and other receivables	3,894	4,310
Cash and cash equivalents	72,855	76,820
	<u>77,215</u>	<u>81,540</u>
TOTAL ASSETS	<u>273,596</u>	<u>284,480</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	197,002	197,002
Reserves	51,538	57,406
	<u>248,540</u>	<u>254,408</u>
Non-controlling interests	1,828	1,960
Total equity	<u>250,368</u>	<u>256,368</u>
Non-current liability		
Deferred taxation	17,857	22,635
Current liabilities		
Borrowings	-	51
Trade & other payables	5,282	5,147
Current tax payable	89	279
	<u>5,371</u>	<u>5,477</u>
Total liabilities	<u>23,228</u>	<u>28,112</u>
TOTAL EQUITY AND LIABILITIES	<u>273,596</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.

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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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		
12-month quarter ended <u>31 December 2015</u>					
At 1 January 2015	197,002	2,395	55,011	1,960	256,368
(Loss)/profit for the period	-	-	(1,928)	78	(1,850)
Dividends	-	-	(3,940)	-	(3,940)
Dividends paid to non-controlling interests	-	-	-	(210)	(210)
At 31 December 2015	197,002	2,395	49,143	1,828	250,368
12-month quarter ended <u>31 December 2014</u>					
At 1 January 2014	197,002	2,395	63,690	1,999	265,086
(Loss)/profit for the period	-	-	(799)	156	(643)
Dividends	-	-	(7,880)	-	(7,880)
Dividends paid to non-controlling interests	-	-	-	(195)	(195)
At 31 December 2014	197,002	2,395	55,011	1,960	256,368

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)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2015

	<u>2015</u> 12 Months Ended 31.12.2015 RM'000	<u>2014</u> 12 Months Ended 31.12.2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
(Loss)/profit before taxation	(1,554)	925
Adjustments:-		
Bad debts written off	-	9
Depreciation	6,260	6,144
Gain on disposal of property, plant and equipment	(33)	(37)
Inventories written off	2	25
Interest expenses	1	5
Interest income	(2,532)	(2,393)
Property, plant and equipment written off	1	-
Provision for doubtful debts	-	48
Reversal of/(provision for) short term accumulating compensated absences	15	(37)
Operating profit before changes in working capital	2,160	4,689
Net change in current receivables	145	146
Net change in current payables	120	(987)
Cash generated from operating activities	2,425	3,848
Interest paid	(1)	(4)
Net taxes paid	(988)	(1,076)
Net cash generated from operating activities	1,436	2,768
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,777	2,432
Proceeds from disposal of property, plant and equipment	34	41
Purchase of property, plant and equipment	(4,011)	(2,347)
Net cash (used in)/generated from investing activities	(1,200)	126
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(51)	(97)
Dividends paid to shareholders	(3,940)	(7,880)
Dividends paid to non-controlling interests	(210)	(195)
Net cash used in financing activities	(4,201)	(8,172)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(3,965)	(5,278)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	75,635	80,913
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	71,670	75,635

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

CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2015 (CONT'D.)

	As at 31.12.2015 RM'000	As at 31.12.2014 RM'000
Cash and cash equivalents at the end of the financial period comprise the following:		
Cash and bank balances	72,855	76,820
Less: Short-term deposits with licensed banks restricted from use in operations	<u>(1,185)</u>	<u>(1,185)</u>
	<u>71,670</u>	<u>75,635</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.

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

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 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Revenue from external customers	29,837	31,523
Reportable segment profit	1,794	4,085
Reportable segment assets	270,569	277,177
Reportable segment liabilities	5,282	5,147
Reportable segment profit is reconciled as follows:		
Total profit for reportable segment	1,794	4,085
Interest income	2,532	2,393
Other income	380	591
Depreciation	(6,260)	(6,144)
(Loss)/profit before taxation	(1,554)	925

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

4 SEGMENTAL REPORTING (Cont'd.)

	Current Year To Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Reportable segment assets is reconciles as follows:		
Total assets for reportable segment	270,569	277,177
Tax recoverable	128	96
Deferred tax assets	2,899	7,207
Total assets	<u>273,596</u>	<u>284,480</u>
Reportable segment liabilities is reconciled as follows:		
Total liabilities for reportable segment	5,282	5,147
Income tax payables	89	279
Deferred tax liabilities	17,857	22,635
Borrowings	-	51
Total liabilities	<u>23,228</u>	<u>28,112</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.

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. However, the following dormant subsidiary companies have commenced members' voluntary winding up on 4 December 2015:

- Grand Central (K.L.) Sdn. Bhd.
- Grand Central Enterprises (Malacca) Sdn. Bhd.
- Grand Central Enterprises (Perak) Sdn. Bhd.
- Hotel Grand Olympic (M) Sdn. Bhd.

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 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.

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

**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 RM29.84 million (2014: RM31.52 million) and loss before taxation of RM1.55 million (2014: profit before taxation of RM0.93 million) for the period ended 31 December 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 31.12.2015 RM'000	Preceding Year Quarter 31.12.2014 RM'000	Current Year To Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Current period's provision	367	487	841	1,157
Deferred taxation	(470)	494	(470)	494
Overprovision in respect of previous year	-	13	(75)	(83)
	<u>(103)</u>	<u>994</u>	<u>296</u>	<u>1,568</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.

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

20 CORPORATE PROPOSALS

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

21 BORROWINGS

	As At End Of Current Quarter 31.12.2015 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

A first and final single tier dividend of 2% (i.e. 2 sen per share) has been recommended for year ended 31 December 2015. 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 2% (i.e. 2 sen per share) totalling RM3,940,040 was paid in year 2015 for the year ended 31 December 2014.

24 EARNINGS/(LOSS) PER SHARE

Earnings/(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 31.12.2015	Preceding Year Quarter 31.12.2014	Current Year To Date 31.12.2015	Preceding Year Corresponding Period 31.12.2014
Profit/(loss) attributable to ordinary equity holders of the Company (RM'000)	306	290	(1,928)	(799)
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Earnings/(loss) per share (sen)	0.16	0.15	(0.98)	(0.41)

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

25 NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

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

	← INDIVIDUAL PERIOD →		← CUMULATIVE PERIOD →	
	Current Year Quarter 31.12.2015 RM'000	Preceding Year Quarter 31.12.2014 RM'000	Current Year To Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Interest income	649	616	2,532	2,393
Sundry revenue	72	168	347	552
Interest expense	-	(1)	(1)	(5)
Depreciation	(1,652)	(1,528)	(6,260)	(6,144)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	-	-	-	(9)
Provision for doubtful debts	-	(48)	-	(48)
Inventories written off	(1)	(24)	(2)	(25)
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	28	8	33	37
Loss on disposal of property, plant and equipment	-	-	-	-
Property, plant and equipment written off	-	-	(1)	-
Impairment of assets	-	-	-	-
Foreign exchange gain	-	1	-	1

26 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 31.12.2015 RM'000	As At End Of Preceding Year End 31.12.2014 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	60,140	67,228
- Unrealised	(12,018)	(12,488)
	48,122	54,740
Add: Consolidated adjustments	1,021	271
Retained profits as per financial statements	49,143	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 23 February 2016.