

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 31 MARCH 2016

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter 31.03.2016 RM'000	Preceding Year Corresponding Quarter 31.03.2015 RM'000	Current Year To Date 31.03.2016 RM'000	Preceding Year Corresponding Period 31.03.2015 RM'000
Revenue	5,205	6,616	5,205	6,616
Operating expenses	(7,777)	(8,005)	(7,777)	(8,005)
Other operating income	789	823	789	823
Finance cost	(1)	-	(1)	-
Loss before taxation	(1,784)	(566)	(1,784)	(566)
Taxation	(27)	(219)	(27)	(219)
Loss net of tax	(1,811)	(785)	(1,811)	(785)
Other comprehensive profit	-	-	-	-
Total comprehensive loss	(1,811)	(785)	(1,811)	(785)
(Loss)/profit attributable to:				
Owners of the parent	(1,812)	(821)	(1,812)	(821)
Non-controlling interests	1	36	1	36
Loss for the period	(1,811)	(785)	(1,811)	(785)
Loss per share (sen)	(0.92)	(0.42)	(0.92)	(0.42)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 MARCH 2016

	As At End Of Current Quarter 31.03.2016 RM'000	As At End Of Preceding Year End 31.12.2015 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	192,778	193,482
Deferred tax assets	2,899	2,899
	<u>195,677</u>	<u>196,381</u>
Current assets		
Inventories	506	466
Trade and other receivables	5,337	3,765
Cash and bank balances	70,668	72,860
	<u>76,511</u>	<u>77,091</u>
TOTAL ASSETS	<u>272,188</u>	<u>273,472</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	197,002	197,002
Reserves	49,680	51,492
	<u>246,682</u>	<u>248,494</u>
Non-controlling interests	1,829	1,828
Total equity	<u>248,511</u>	<u>250,322</u>
Non-current liability		
Long term borrowings	71	-
Deferred taxation	17,857	17,857
	<u>17,928</u>	<u>17,857</u>
Current liabilities		
Borrowings	24	-
Trade & other payables	5,705	5,204
Current tax payable	20	89
	<u>5,749</u>	<u>5,293</u>
Total liabilities	<u>23,677</u>	<u>23,150</u>
TOTAL EQUITY AND LIABILITIES	<u>272,188</u>	<u>273,472</u>
Net assets per share (RM)	1.25	1.26

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FIRST QUARTER ENDED 31 MARCH 2016

	← 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		
3-month quarter ended 31 March 2016					
At 1 January 2016	197,002	2,395	49,097	1,828	250,322
(Loss)/profit for the period	-	-	(1,812)	1	(1,811)
At 31 March 2016	<u>197,002</u>	<u>2,395</u>	<u>47,285</u>	<u>1,829</u>	<u>248,511</u>
3-month quarter ended 31 March 2015					
At 1 January 2015	197,002	2,395	55,011	1,960	256,368
(Loss)/profit for the period	-	-	(821)	36	(785)
At 31 March 2015	<u>197,002</u>	<u>2,395</u>	<u>54,190</u>	<u>1,996</u>	<u>255,583</u>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 FIRST QUARTER ENDED 31 MARCH 2016

	<u>2016</u> 3 Months Ended 31.03.2016 RM'000	<u>2015</u> 3 Months Ended 31.03.2015 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(1,784)	(566)
Adjustments:-		
Depreciation	1,563	1,525
Gain on disposal of property, plant and equipment	(9)	-
Interest expenses	1	-
Interest income	(657)	(614)
Property, plant and equipment written off	-	1
Operating (loss)/profit before changes in working capital	(886)	346
Net change in current receivables	(937)	(1,100)
Net change in current payables	501	863
Cash (used in)/generated from operating activities	(1,322)	109
Interest paid	(1)	-
Net taxes paid	(127)	(151)
Net cash used operating activities	(1,450)	(42)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	13	836
Withdrawal of fixed deposits	-	199
Proceeds from disposal of property, plant and equipment	9	-
Purchase of property, plant and equipment	(759)	(1,229)
Net cash used in investing activities	(737)	(194)
CASH FLOWS FROM FINANCING ACTIVITY		
Repayment of hire purchase and lease payables representing net cash used in financing activity	(5)	(22)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(2,192)	(258)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	9,063	11,368
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	6,871	11,110

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FIRST QUARTER ENDED 31 MARCH 2016 (CONT'D.)

	As at 31.03.2016 RM'000	As at 31.03.2015 RM'000
CASH AND BANK BALANCES		
Cash on hand and at bank	5,308	5,426
Deposits with licensed banks	65,360	70,937
Total cash and bank balances	<u>70,668</u>	<u>76,363</u>

For the purpose of the statements of cash flows of the Group, cash and cash equivalents comprise the following as at the reporting date:

Cash and bank balances	70,668	76,363
Less: Short-term deposits with licensed banks	<u>(63,797)</u>	<u>(65,253)</u>
	<u>6,871</u>	<u>11,110</u>

Short-term deposits have maturity periods of more than 3 months but not more than one year. Included in short-term deposits with licensed banks are deposits of RM1,185,000 (2015: RM1,185,000) pledged as bank guarantees for credit facilities granted to the Group.

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 2015. 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 2015.

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 2015 except for the adoption of the new and amended MFRSs for annual financial periods beginning on or after 1 January 2016. The initial application of these new and amended MFRSs have no material impact on this interim financial reporting.

3 AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2015 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 31.03.2016 RM'000	Preceding Year Corresponding Period 31.03.2015 RM'000
Revenue from external customers	5,205	6,616
Reportable segment (loss)/profit	(1,010)	136
Reportable segment assets	269,130	277,301
Reportable segment liabilities	5,705	6,010
Reportable segment (loss)/profit is reconciled as follows:		
Total (loss)/profit for reportable segment	(1,010)	136
Interest income	657	614
Other income	132	209
Depreciation	(1,563)	(1,525)
Loss before taxation	(1,784)	(566)

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4 SEGMENTAL REPORTING (Cont'd.)

	Current Year To Date 31.03.2016 RM'000	Preceding Year Corresponding Period 31.03.2015 RM'000
Reportable segment assets is reconciled as follows:		
Total assets for reportable segment	269,130	277,301
Tax recoverable	159	81
Deferred tax assets	2,899	3,098
Total assets	<u>272,188</u>	<u>280,480</u>
Reportable segment liabilities is reconciled as follows:		
Total liabilities for reportable segment	5,705	6,010
Income tax payable	20	331
Deferred tax liabilities	17,857	18,527
Borrowings	95	29
Total liabilities	<u>23,677</u>	<u>24,897</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 except for the following dormant subsidiary companies which have commenced member's 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

Capital expenditures as at the reporting date are as follows:

	As At End Of Current Quarter 31.03.2016 RM'000	As At End Of Preceding Year End 31.12.2015 RM'000
Approved but not contracted for: Property, plant and equipment	500	500

13 CONTINGENT LIABILITIES

The Group does not have any contingent liabilities as at 31 March 2016.

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 March 2016, the Group achieved a revenue of RM5.21 million (2015: RM6.62 million) and loss before taxation of RM1.78 million (2015: RM0.57 million). The decrease in revenue was mainly due to overall lower average room and occupancy rates.

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 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	Preceding Year Quarter	Current Year To Date	Preceding Year Corresponding Period
	31.03.2016 RM'000	31.03.2015 RM'000	31.03.2016 RM'000	31.03.2015 RM'000
Current period's provision	27	219	27	219

The effective tax rate of the Group for the current quarter is higher than the statutory tax rate of 24%. 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 31.03.2016 RM'000	As At End Of Preceding Year End 31.12.2015 RM'000
Short Term Borrowings		
Lease and hire purchase creditors	24	-
Long Term Borrowings		
Lease and hire purchase creditors	71	-
	<u>95</u>	<u>-</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 31 March 2016 (31 March 2015: Nil).

24 LOSS PER SHARE

Earnings 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 31.03.2016	Preceding Year Quarter 31.03.2015	Current Year To Date 31.03.2016	Preceding Year Corresponding Period 31.03.2015
Loss attributable to ordinary equity holders of the Company (RM'000)	(1,812)	(821)	(1,812)	(821)
Number of ordinary shares in issue ('000)	<u>197,002</u>	<u>197,002</u>	<u>197,002</u>	<u>197,002</u>
Loss per share (sen)	<u>(0.92)</u>	<u>(0.42)</u>	<u>(0.92)</u>	<u>(0.42)</u>

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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 31.03.2016 RM'000	Preceding Year Quarter 31.03.2015 RM'000	Current Year To Date 31.03.2016 RM'000	Preceding Year Corresponding Period 31.03.2015 RM'000
Interest income	657	614	657	614
Sundry revenue	123	209	123	209
Interest expense	(1)	-	(1)	-
Depreciation	(1,563)	(1,525)	(1,563)	(1,525)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	-	-	-	-
Inventories written off	-	-	-	-
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	9	-	9	-
Loss on disposal of property, plant and equipment	-	-	-	-
Property, plant and equipment written off	-	(1)	-	(1)
Impairment of assets	-	-	-	-
Foreign exchange gain	-	-	-	-

26 REALISED AND UNREALISED PROFITS DISCLOSURE

	As At End Of Current Quarter 31.03.2016 RM'000	As At End Of Preceding Year End 31.12.2015 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	57,888	59,832
- Unrealised	(12,018)	(12,018)
	45,870	47,814
Add: Consolidated adjustments	1,415	1,283
Retained profits as per financial statements	47,285	49,097

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 10 May 2016.