

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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2017

	← INDIVIDUAL PERIOD →		Changes %	← CUMULATIVE PERIOD →		Changes %
	Current Year Quarter 31.12.2017 RM'000	Preceding Year Corresponding Quarter 31.12.2016 RM'000		Current Year To Date 31.12.2017 RM'000	Preceding Year Corresponding Period 31.12.2016 RM'000	
Revenue	7,460	8,752	(14.8)	25,894	27,589	(6.1)
Operating expenses	(8,699)	(9,093)		(33,540)	(33,872)	
Other operating income	680	800		2,691	3,080	
Finance cost	-	(1)		(3)	(5)	
(Loss)/profit before taxation	(559)	458	(222.1)	(4,958)	(3,208)	54.6
Taxation	360	(1,383)		764	(2,550)	
Loss net of tax	(199)	(925)	(78.5)	(4,194)	(5,758)	(27.2)
Other comprehensive profit	-	-		-	-	
Total comprehensive loss	(199)	(925)		(4,194)	(5,758)	
(Loss)/profit attributable to:						
Owners of the parent	(234)	(977)	(76.0)	(4,200)	(5,803)	(27.6)
Non-controlling interests	35	52		6	45	
Loss for the year	(199)	(925)		(4,194)	(5,758)	
Loss per share (sen)	(0.12)	(0.50)		(2.13)	(2.95)	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	As At End Of Current Quarter 31.12.2017 RM'000	As At End Of Preceding Year End 31.12.2016 RM'000
ASSETS		
Non-current asset		
Property, plant and equipment	185,976	189,908
Current assets		
Inventories	383	369
Trade and other receivables	4,208	4,561
Cash and bank balances	62,986	68,545
	<u>67,577</u>	<u>73,475</u>
TOTAL ASSETS	<u>253,553</u>	<u>263,383</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	199,397	197,002
Reserves	31,214	41,749
	<u>230,611</u>	<u>238,751</u>
Non-controlling interests	1,879	1,873
Total equity	<u>232,490</u>	<u>240,624</u>
Non-current liabilities		
Long term borrowings	3	38
Deferred taxation	16,479	17,158
	<u>16,482</u>	<u>17,196</u>
Current liabilities		
Borrowings	38	33
Trade & other payables	4,434	5,397
Current tax payable	109	133
	<u>4,581</u>	<u>5,563</u>
Total liabilities	<u>21,063</u>	<u>22,759</u>
TOTAL EQUITY AND LIABILITIES	<u>253,553</u>	<u>263,383</u>
Net assets per share (RM)	1.17	1.21

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2017

	← Attributable to Owners of the Parent →			Non-controlling Interests	Total Equity
	Share Capital	Non-Distributable Share Premium Reserve	Distributable Retained Profits		
	RM'000	RM'000	RM'000	RM'000	RM'000
12-month quarter ended 31 December 2017					
At 1 January 2017	197,002	2,395	39,354	1,873	240,624
(Loss)/profit for the year	-	-	(4,200)	6	(4,194)
Dividends	-	-	(3,940)	-	(3,940)
Reclassification	2,395	(2,395)	-	-	-
At 31 December 2017	199,397	-	31,214	1,879	232,490
12-month quarter ended 31 December 2016					
At 1 January 2016	197,002	2,395	49,097	1,828	250,322
(Loss)/profit for the year	-	-	(5,803)	45	(5,758)
Dividends	-	-	(3,940)	-	(3,940)
At 31 December 2016	197,002	2,395	39,354	1,873	240,624

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

GRAND CENTRAL ENTERPRISES BHD (131696-V)
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CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2017

	<u>2017</u> 12 Months Ended 31.12.2017 RM'000	<u>2016</u> 12 Months Ended 31.12.2016 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(4,958)	(3,208)
Adjustments for:-		
Bad debts written off	12	13
Depreciation	6,637	6,469
Gain on disposal of property, plant and equipment	-	(11)
Inventories written down	-	5
Interest expense	3	5
Interest income	(2,354)	(2,528)
Property, plant and equipment written off	2	-
Provision/(reversal) of short term accumulating compensated absences	5	(20)
Operating (loss)/profit before working capital changes	(653)	725
Net change in current receivables	608	(149)
Net change in current payables	(968)	213
Cash (used in)/generated from operating activities	(1,013)	789
Interest paid	(3)	(5)
Net taxes paid	(95)	(317)
Net cash (used in)/generated from operating activities	(1,111)	467
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,229	1,971
Withdrawal of fixed deposits	4,191	3,556
Proceeds from disposal of property, plant and equipment	-	13
Purchase of property, plant and equipment	(2,706)	(2,796)
Net cash generated from investing activities	3,714	2,744
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid to equity shareholders of the Company	(3,940)	(3,940)
Repayment of hire purchase payable	(30)	(29)
Net cash used in financing activities	(3,970)	(3,969)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,367)	(758)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	8,304	9,063
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	6,937	8,305

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CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2017 (CONT'D.)

	As at 31.12.2017 RM'000	As at 31.12.2016 RM'000
CASH AND BANK BALANCES		
Cash on hand and at banks	4,739	7,290
Deposits with licensed banks	58,247	61,255
Cash and bank balances	<u>62,986</u>	<u>68,545</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	62,986	68,545
Less: Short-term deposits with licensed banks	<u>(56,049)</u>	<u>(60,240)</u>
Total cash and cash equivalents	<u>6,937</u>	<u>8,305</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 (2016: RM1,185,000) pledged as bank guarantees for credit facilities granted to the Group.

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2016 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 2016. 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 2016.

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 2016 except for the adoption of the new and amended MFRSs for annual financial periods beginning on or after 1 January 2017. 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 2016 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 31.12.2017 RM'000	Preceding Year Corresponding Period 31.12.2016 RM'000
Revenue from external customers	25,894	27,589
Reportable segment (loss)/profit	(1,012)	181
Reportable segment assets	253,258	263,244
Reportable segment liabilities	4,434	5,397
Reportable segment (loss)/profit is reconciled as follows:		
Total loss for reportable segment	(1,012)	181
Interest income	2,354	2,528
Other income	337	552
Depreciation	(6,637)	(6,469)
Loss before taxation	(4,958)	(3,208)

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4 SEGMENTAL REPORTING (Cont'd.)

	Current Year To Date 31.12.2017 RM'000	Preceding Year Corresponding Period 31.12.2016 RM'000
Reportable segment assets is reconciled as follows:		
Total assets for reportable segment	253,258	263,244
Tax recoverable	295	139
Deferred tax assets	-	-
Total assets	<u>253,553</u>	<u>263,383</u>
Reportable segment liabilities is reconciled as follows:		
Total liabilities for reportable segment	4,434	5,397
Income tax payable	109	133
Deferred tax liabilities	16,479	17,158
Borrowings	41	71
Total liabilities	<u>21,063</u>	<u>22,759</u>

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

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/cyclical 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.

The above subsidiary companies except for Hotel Grand Olympic (M) Sdn. Bhd., final meetings were held on 9 November 2017 to conclude the members' voluntary winding up. The Return by Liquidator relating to final meetings were lodged with the Companies Commission of Malaysia and Official Receiver on 10 November 2017 ("Lodgement Date") respectively, the subsidiary companies will be dissolved on the expiration of three months from the Lodgement Date.

12 CAPITAL COMMITMENTS

Capital expenditures as at the reporting date are as follows:

	As At End Of Current Quarter 31.12.2017 RM'000	As At End Of Preceding Year End 31.12.2016 RM'000
Approved but not contracted for:		
Property, plant and equipment	-	187

13 CONTINGENT LIABILITIES

The Group does not have any contingent liabilities as at 31 December 2017.

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 year ended 31 December 2017, the Group recorded a revenue of RM25.89 million (2016: RM27.59 million) and loss before taxation of RM4.96 million (2016: RM3.21 million).

The Group's increased in loss before taxation as compared to the preceding year corresponding period was mainly due to overall lower occupancy rate, interest income and sundry revenue for the current year as compared to the preceding year corresponding period.

In the opinion of the Directors, the results for the financial year under review have not been affected by any transaction or event of a material or unusual nature.

16 COMMENTS ON MATERIAL CHANGES IN LOSS BEFORE TAXATION AS COMPARED WITH IMMEDIATE PRECEDING QUARTER

	Current Quarter	Immediate Preceding Quarter	Changes
	31.12.2017	30.09.2017	
	RM'000	RM'000	%
Revenue	7,460	6,732	10.8
Loss before interest and tax	(559)	(804)	(30.5)
Loss before tax	(559)	(805)	(30.6)
Loss after tax	(199)	(350)	(43.1)
Loss attributable to the ordinary equity holders of the parent	(234)	(336)	(30.4)

The Group's performance for this quarter improved as compared to the immediate preceding quarter. This is mainly due to a 1% increase of overall average room occupancy rates and 5% increase in average room rates.

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.

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19 INCOME TAX EXPENSE

Taxation includes:

	<---- INDIVIDUAL PERIOD ---->		<--- CUMULATIVE PERIOD --->	
	Current Year Quarter 31.12.2017 RM'000	Preceding Year Quarter 31.12.2016 RM'000	Current Year To Date 31.12.2017 RM'000	Preceding Year Corresponding Period 31.12.2016 RM'000
Current period's provision	234	503	335	537
Deferred taxation	(679)	880	(679)	2,200
Overprovision in respect of previous year	85	-	(420)	(187)
	<u>(360)</u>	<u>1,383</u>	<u>(764)</u>	<u>2,550</u>

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.

20 CORPORATE PROPOSALS

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

21 BORROWINGS

	As At End Of Current Quarter 31.12.2017 RM'000	As At End Of Preceding Year End 31.12.2016 RM'000
Short Term Borrowings		
Hire purchase creditors	38	33
Long Term Borrowings		
Hire purchase creditors	3	38
	<u>41</u>	<u>71</u>

The hire purchase payable bears interest rate at 5.31% (2016: 5.31%) per annum.

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.

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23 DIVIDEND

The Company had declared an interim single tier dividend of 2% (i.e. 2 sen per share) on 3 April 2017 and the amount RM3,940,040 was paid on 25 May 2017.

No final ordinary dividend has been declared for the preceding financial year ended 31 December 2016.

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 31.12.2017	Preceding Year Quarter 31.12.2016	Current Year To Date 31.12.2017	Preceding Year Corresponding Period 31.12.2016
Loss attributable to ordinary equity holders of the Company (RM'000)	(234)	(977)	(4,200)	(5,803)
Number of ordinary shares in issue ('000)	197,002	197,002	197,002	197,002
Loss per share (sen)	(0.12)	(0.50)	(2.13)	(2.95)

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 31.12.2017 RM'000	Preceding Year Quarter 31.12.2016 RM'000	Current Year To Date 31.12.2017 RM'000	Preceding Year Corresponding Period 31.12.2016 RM'000
Interest income	579	620	2,354	2,528
Sundry revenue	155	234	336	541
Interest expense	-	(1)	(3)	(5)
Depreciation	(1,679)	(1,662)	(6,637)	(6,469)
Reversal of impairment loss on receivables	-	-	-	-
Bad debts written off	(12)	(13)	(12)	(13)
Inventories written down	-	(1)	-	(5)
Gain on disposal of investments	-	-	-	-
Gain on disposal of property, plant and equipment	(1)	-	-	11
Loss on disposal of property, plant and equipment	-	-	-	-
Property, plant and equipment written off	(1)	-	(2)	-
Impairment of assets	-	-	-	-
Foreign exchange gain	-	-	1	-

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26 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 26 February 2018.