

**Unaudited Condensed Consolidated Statement of Financial Position
as at 31 December 2010**

	Note	As at 31.12.10 RM'000 unaudited	As at 30.06.10 RM'000 audited (restated)
ASSETS			
Non-current assets			
Property, plant and equipment	A 10	6,394	6,187
Investment properties		2,160	2,160
Prepaid lease payments		478	484
Land held for property development		8,745	8,745
Goodwill on consolidation		1,436	1,436
		<u>19,213</u>	<u>19,012</u>
Current assets			
Inventories-Finished Goods		6,621	5,930
Inventories-Completed Properties		6,331	6,943
Property Development Costs		5,110	-
Trade receivables		12,738	16,822
Other receivables, deposits and prepayments		968	1,278
Tax recoverable		2	2
Fixed deposits with licensed banks		3,040	1,945
Cash and bank balances		4,798	5,019
		<u>39,608</u>	<u>37,939</u>
		<u>58,821</u>	<u>56,951</u>
TOTAL ASSETS			
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		40,000	40,000
Share premium		4,186	4,186
Reserves		1,170	1,170
Retained profit / (Accumulated loss)		(6,389)	(6,459)
		<u>38,967</u>	<u>38,897</u>
Non-controlling interest		<u>6,683</u>	<u>6,317</u>
Total equity		<u>45,650</u>	<u>45,214</u>

**Unaudited Condensed Consolidated Statement of Financial Position
as at 31 December 2010**

	As at 31.12.10 RM'000 unaudited	As at 30.06.2010 RM'000 audited (restated)
Non current liabilities		
Hire purchase creditors	473	512
Term Loan	1,500	-
Deferred taxation	241	241
	<u>2,214</u>	<u>753</u>
Current liabilities		
Trade payables	6,315	7,582
Other payables and accruals	2,448	2,553
Hire purchase creditors	152	132
Term Loan	500	-
Bank overdraft	855	
Provision for taxation	687	717
	<u>10,957</u>	<u>10,984</u>
Total liabilities	<u>13,171</u>	<u>11,737</u>
TOTAL EQUITY AND LIABILITIES	<u>58,821</u>	<u>56,951</u>
Net tangible assets per share (RM)	<u>0.94</u>	<u>0.94</u>
Net assets per share attributable to ordinary equity holders of the parents (RM)	<u>0.97</u>	<u>0.97</u>

The unaudited condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Report for the year ended 30th June 2010

**Unaudited Condensed Consolidated Statement of Comprehensive Income
for the period ended 31 December 2010**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 months Current Year Quarter 31.12.10 RM'000 unaudited	3 months Preceding Year Corresponding Quarter 31.12.09 RM'000 unaudited	6 months Current Year To Date 31.12.10 RM'000 unaudited	6 months Preceding Year To Date 31.12.09 RM'000 unaudited
Revenue	8,549	19,162	16,594	27,731
Cost of sales	(6,686)	(13,371)	(12,754)	(20,521)
Gross profit	<u>1,863</u>	<u>5,791</u>	<u>3,840</u>	<u>7,210</u>
Other income	14	23	55	34
Administrative expenses	(1,251)	(1,298)	(2,830)	(2,684)
Finance cost	(19)	(9)	(31)	(18)
Profit /(Loss) before taxation	<u>607</u>	<u>4,507</u>	<u>1,034</u>	<u>4,542</u>
Tax expense	(297)	(981)	(522)	(1,007)
Total comprehensive income / (loss) for the period	<u><u>310</u></u>	<u><u>3,526</u></u>	<u><u>512</u></u>	<u><u>3,535</u></u>
Attributable to:				
Owners of the Company	62	3,285	70	3,279
Non-controlling interests	248	241	442	256
	<u><u>310</u></u>	<u><u>3,526</u></u>	<u><u>512</u></u>	<u><u>3,535</u></u>
Basic earnings per ordinary share (sen) Based on 40,000,000 ordinary shares	0.16	8.21	0.18	8.20

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Report for the year ended 30th June 2010

**Unaudited Condensed Consolidated Statement of Change in Equity
for the period ended 31 December 2010**

	----- Attributable to Equity Holders of the Parent -----				Total RM'000	Minority Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Unappro. Profit/ (Loss) RM'000			
Balance as at 1st July 2010	40,000	4,186	1,170	(6,459)	38,897	6,317	45,214
Profit / (loss) for the period	-	-	-	70	70	442	512
Dividend paid to minority interest	-	-	-	-	-	(76)	(76)
Balance as at 31st December 2010	<u>40,000</u>	<u>4,186</u>	<u>1,170</u>	<u>(6,389)</u>	<u>38,967</u>	<u>6,683</u>	<u>45,650</u>
Balance as at 1st July 2009 (restated)	40,000	4,186	620	(11,097)	33,709	6,213	39,922
Net profit for the year	-	-	-	4,638	4,638	523	5,161
Dividend paid to minority interest	-	-	-	-	-	(482)	(482)
Deferred taxation	-	-	(77)	-	(77)	(24)	(101)
Fair value adjustments	-	-	627	-	627	87	714
Balance as at 30th June 2010 (restated)	<u>40,000</u>	<u>4,186</u>	<u>1,170</u>	<u>(6,459)</u>	<u>38,897</u>	<u>6,317</u>	<u>45,214</u>
Dividend distribution per ordinary share for the quarter	-	-	-	-	-	-	-

The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the Audited Financial Report for the year ended 30th June 2010

**Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 31 December 2010**

	6 months Current Year To Date 31-12-10 RM'000 unaudited	12 months Preceding Year To Date 30-06-10 RM'000 audited (Restated)
Cash flows from operating activities		
Profit before taxation	1,034	6,750
Adjustments for :		
Non - cash items	-	460
Non - operating items - investing	212	476
Non - operating items - financing	17	1
Operating profit / (loss) before working capital changes	<u>1,263</u>	<u>7,687</u>
(Increase) / Decrease in working capital :		
Net Change in operating assets	(795)	1,104
Net Change in operating liabilities	<u>(1,372)</u>	<u>(4,644)</u>
Cash generated from / (used in) operation	(904)	4,147
Interest paid	(31)	(38)
Income tax paid	<u>(553)</u>	<u>(1,166)</u>
Net cash from / (used in) operating activities	<u>(1,488)</u>	<u>2,943</u>
Cash Flows from investing activities		
Interest received	14	33
Proceeds from disposal of property, plant and equipment	15	140
Purchase of property, plant and equipment	(428)	(626)
Prepaid lease payment	-	(83)
Purchase of investment property	-	(50)
Net cash (used in) / from investing activities	<u>(399)</u>	<u>(586)</u>
Balance carried forwards	(1,887)	2,357

**Unaudited Condensed Consolidated Statement of Cash Flows
for the period ended 31 December 2010**

Balance brought forward	(1,887)	2,357
Cash flows from financing activities		
Dividends paid to minority shareholders	(76)	(482)
Drawdown of Hire Purchase	60	477
Drawdown of Term Loan	2,000	-
Repayment of hire purchase	(78)	(354)
Net cash used in financing activities	<u>1,906</u>	<u>(359)</u>
Net increase/(decrease) in cash and cash equivalents	19	1,998
Cash and cash equivalents at beginning of year	6,964	4,966
Cash and cash at 31 December (i)	<u><u>6,983</u></u>	<u><u>6,964</u></u>

(i) Cash and cash equivalents

Cash and cash equivalents comprise the following balance sheet amounts :

	31/12/2010	30/06/2010
	RM000	RM000
Cash and bank balances	4,798	5,019
Deposit with licensed banks	3,040	1,945
Bank overdrafts	(855)	
	<u>6,983</u>	<u>6,964</u>

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Report for the year ended 30th June 2010

A1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with the Financial Reporting Standards ("FRS") No. 134, Interim Financial Reporting and paragraph 9.22 of the Bursa Malaysia Securities Berhad's listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 June 2010. 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 30th June 2010.

A2. Changes in accounting policies

The significant accounting policies, method of computation and basis of consolidation adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the year ended 30th June 2010 except for the following new and revised Financial Reporting Standards ("FRS"), IC interpretation and Amendments that are effective after the financial year ended 30th June 2010:-

Effective for financial periods beginning on or after 1 January 2010

FRS 4: Insurance Contracts
FRS 7: Financial Instruments: Disclosures
FRS 101: Presentation of Financial Statements (revised)
FRS 123: Borrowing Costs
FRS 139: Financial Instruments: Recognition and Measurement
Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and
FRS 127: Consolidated and Separate Financial Statements: Cost of an Investment
in a Subsidiary, Jointly Controlled Entity or Associate
Amendments to FRS 2: Share-based Payment- Vesting Conditions and
Cancellations
Amendments to FRS 132: Financial Instruments: Presentation (Paragraphs 95A,
97AA and 97AB)
Amendments to FRS 139: Financial Instruments: Recognition and Measurement,
FRS 7: Financial Instruments: Disclosures and IC Interpretation 9: Reassessment
of Embedded Derivatives
Amendments to FRSs 'Improvements to FRSs (2009)'
IC Interpretation 9: Reassessment of Embedded Derivatives
IC Interpretation 10: Interim Financial Reporting and Impairment
IC Interpretation 11: FRS2- Group and Treasury Share Transactions
IC Interpretation 13: Customer Loyalty Programmes
IC Interpretation 14: FRS 119- The Limit on a Defined Benefit Asset, Minimum
Funding Requirements and their Interaction
TR i- 3: Presentation of Financial Statements of Islamic Financial Institutions

Effective for financial periods beginning on or after 1 March 2010

Amendments to FRS 132: Financial Instruments: Presentation (Paragraphs 11, 16
and 97E)

Effective for financial periods beginning on or after 1 July 2010

FRS 1: First-time Adoption of Financial Reporting Standards
FRS 3: Business Combinations (revised)
FRS 127: Consolidated and Separate Financial Statements (amended)
Amendments to FRS 2: Share-based Payment
Amendments to FRS 5: Non-Current Assets Held for Sale and Discontinued
Operations
Amendments to FRS 138: Intangible Assets
Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives
IC Interpretation 12: Service Concession Arrangements
IC Interpretation 15: Agreements for the Construction of Real Estate
IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17: Distributions of Non-cash Assets to Owners

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Note to the interim financial report

A2. Changes in accounting policies (cont'd)

Effective for financial periods beginning on or after 1 January 2011

Amendments to FRS 1: First-time Adoption of Financial Reporting Standards-
Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 7: Financial Instruments Disclosures- Improving Disclosures
about Financial Instruments

The new FRSs, Amendments to FRSs and Interpretations above are expected to have no significant impact on the financial statements of the Group upon their initial application except for the changes in disclosures arising from the adoption of FRS 7 and FRS 139.

The Group is exempted from disclosing the possible impact, if any, to the financial statements upon the initial application of FRS 7 and FRS 139

A3. Audit Report of Preceding Annual Financial Statements

The audited annual financial statements for the year ended 30th June 2010 were not subject to any qualification.

A4. Seasonal or cyclical factors

The business of the Group was not affected by any significant seasonal or cyclical fluctuations. However, some of the trading division was marginally affected by the current competitive environments.

A5. Unusual Items

There were no unusual items of nature, size or incidence that affect the assets, liabilities, equity, net income or cash flows of the Group during the financial period under review other than those disclosed in this interim condensed financial statements.

A6. Changes in Estimates

There were no changes in estimate of amount reported in the current quarter or changes in estimate of amount reported in prior financial years that have a material effect in the current quarter under review.

A7. Debt and equity securities

There were no issuances and repayment of debt and equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares for the period under review.

A8. Dividends paid

No dividend was paid during the period from 1st July 2010 to 31st December 2010 (30th June 2010: NIL).

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Note to the interim financial report

A9. Segment information

Segment information is presented in respect of the Group's business segments.

	Investment & Property Services	Property Development	Construction	Trading	Manufacturing	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Revenue</u>							
Revenue from external customers	3	-	-	16,591	-	-	16,594
Inter-segment revenue	358	21	-	-	-	(379)	-
Total revenue	<u>361</u>	<u>21</u>	<u>-</u>	<u>16,591</u>	<u>-</u>	<u>(379)</u>	<u>16,594</u>
<u>Results</u>							
Segment Results	30	(868)	(156)	1,925	(2)	122	1,051
Unallocated expenses	-	-	-	-	-	-	-
Net interest expense	83	(83)	(13)	(4)	-	-	(17)
Profit/(loss) before tax	113	(951)	(169)	1,921	(2)	122	1,034
Taxation	(2)	-	-	(520)	-	-	(522)
Profit/(loss) After tax	<u>111</u>	<u>(951)</u>	<u>(169)</u>	<u>1,401</u>	<u>(2)</u>	<u>122</u>	<u>512</u>

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Note to the interim financial report

A10. Property, plant and equipment

The valuations of land and buildings have been brought forward, without amendment from the previous annual audited financial statements.

A11. Material events subsequent to the end of the interim period

There were no material events subsequent to the current financial quarter ended 31st December 2010 up to the date of this report which is likely to substantially affect the results of the operations of the Group.

A12. Changes in composition of the Group

There were no material changes in the composition of the Group for the current quarter and financial year-to-date.

A13. Changes in contingent liabilities

There is no material changes on contingent liabilities other than those highlighted in the financial report for the year ended 30th June 2010.

Performance Bonds

Total performance bonds was issued during the period from 1st July 2010 to 31st December 2010 is RM12,000.00 (30th June 2010: RM12,000.00).

A14. Capital commitments

Property, plant and equipment

Authorised but not contracted for

Contracted but not provided for in the financial statements

RM'000

NIL

NIL

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B1. Review of performance

The Group's financial performance for the year period 31st December 2010 has reported a profit before tax of RM1,034,000 compared with the corresponding period of the preceding year profit before tax of RM4,542,000.

Lower profit was due to completion of the project in property division. The profit was mainly derived from trading division.

B2. Variation of results against preceding quarter

For the quarter under review, the Group made a profit before tax of RM607,000 as compared to a profit before tax of RM427,000 in the immediate preceding quarter.

The profit was mainly derived from trading division.

B3. Current financial year prospects

The Group's business is mainly in the construction of residential properties, property development and trading of building materials. Barring any unforeseen circumstances, the Group's result is expected to be lean as the group new development will be launching toward the end of the financial year.

B4. Taxation

	RM'000
Current year taxation	522

	522
	=====

The provision of taxation relates to profit made on trading segment.

B5. Status of corporate proposal announced

Status of corporate proposals announced but not completed as at 27th January 2011 is:

- a) Proposed Acquisition of A Parcel of Land From Perbadanan Kemajuan Negeri Kedah ("PKNK") For A Total Cash Consideration of RM20,000,000.00

As per the announcement made to the Bursa Malaysia Securities Bhd. on 16th December 2008, PKNK and the Company had by way of exchange of letters mutually agreed to vary certain terms and conditions of the Sale and Purchase Agreement dated 7th May 2003 ("SPA").

The variation to the SPA reduces the Company's acquisition to only 125 acres instead of the 500 acres of the Land for a total cash consideration of RM5,000,000 which has been paid in full and PKNK is to identify and transfer the 125 acres to the Company in a block title.

On 16 May 2010, PKNK informed the Company that Pejabat Tanah Kulim will be issuing individual titles for the land to the Company.

GRAND HOOVER BHD (10493-P)

Additional Information Requested by the Bursa Malaysia Listing Requirements

B6. Group borrowings and debt securities

All the borrowings of the Group are in Ringgit Malaysia.

	Secured RM'000	Unsecured RM'000
BANK OVERDRAFT		
Repayable within the next 12 months	855	
HIRE PURCHASE		
Repayable within the next 12 months	152	
Repayable after the next 12 months	473	
TERM LOAN		
Repayable within the next 12 months	500	
Repayable after the next 12 months	1,500	
Total:	----- 3,480 =====	----- - =====

B7. Off balance sheet financial instruments

There were no financial instruments with off balance sheet risk for the current financial period to date.

B8. Changes in material litigation

Material litigations as at 27th January 2011 is as follows:-

KL Originating summons No. D4-24-138-2007
Konsep Karisma Sdn. Bhd. ('KKSB') suing against Grand Hoover Berhad ('GHB') for consultancy fees of RM1,631,615 for project under appointment letter dated 23rd May 2003.

Separate Civil Suit by Grand Hoover Berhad ('GHB') against Konsep Karisma Sdn Bhd ('KKSB') KL High Court Suite No. S3 – 22-492-2007 for damages for breach of contract and/or negligence, and for a declaration that KKSB's alleged claim for fees against GHB is invalid.

The 26, 27, 28 and 31 January 2011 trial dates were vacated. The replacement dates have yet to be fixed

B9. Dividends

No interim dividend was declared during the period from 1st July 2010 to 31st December 2010 (30th June 2010: NIL).

B10. Earnings per share***Basic earnings per share***

The calculation of basic earnings per share for the quarter is based on the profit for the period attributable to equity holders of the parent of RM70,000 and the number of ordinary shares in issue during the quarter of 40,000,000.