

**Unaudited Condensed Consolidated Statement of Financial Position  
as at 30 September 2013**

	Note	As at 30.09.13 RM'000 unaudited	As at 30.06.13 RM'000 audited (restated)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	A 9	17,889	17,988
Investment properties		3,981	3,981
Prepaid lease payments		120	121
Land held for property development		8,745	8,745
Goodwill on consolidation		1,436	1,436
		<u>32,171</u>	<u>32,271</u>
<b>Current assets</b>			
Inventories-Finished Goods		9,186	8,843
Property Development Costs		7,121	5,986
Trade receivables		15,659	15,060
Other receivables, deposits and prepayments		322	554
Tax recoverable		330	143
Fixed deposits with licensed banks		1,629	2,650
Cash and bank balances		4,937	5,864
		<u>39,184</u>	<u>39,100</u>
		<u>71,355</u>	<u>71,371</u>
<b>TOTAL ASSETS</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the parent</b>			
Share capital		40,000	40,000
Share premium		4,186	4,186
Reserves		6,090	6,090
Retained profit / (Accumulated loss)		(5,704)	(5,271)
		<u>44,572</u>	<u>45,005</u>
<b>Non-controlling interest</b>		<u>7,927</u>	<u>7,818</u>
<b>Total equity</b>		<u>52,499</u>	<u>52,823</u>

**Unaudited Condensed Consolidated Statement of Financial Position  
as at 30 September 2013**

	As at 30.09.2013 RM'000 unaudited	As at 30.06.2013 RM'000 audited (restated)
<b>Non current liabilities</b>		
Hire purchase creditors	442	474
Term Loan	4,112	4,216
Deferred taxation	1,099	1,099
	<u>5,653</u>	<u>5,789</u>
<b>Current liabilities</b>		
Trade payables	9,574	9,927
Other payables and accruals	1,035	921
Hire purchase creditors	124	133
Term Loan	809	919
Bank overdraft	1,509	858
Provision for taxation	152	1
	<u>13,203</u>	<u>12,759</u>
<b>Total liabilities</b>	<u>18,856</u>	<u>18,548</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>71,355</u>	<u>71,371</u>
<b>Net tangible assets per share (RM)</b>	<u>1.08</u>	<u>1.09</u>
<b>Net assets per share attributable to ordinary equity holders of the parents (RM)</b>	<u>1.11</u>	<u>1.12</u>

The unaudited condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Report for the year ended 30<sup>th</sup> June 2013.

**Unaudited Condensed Consolidated Statement of Comprehensive Income  
for the period ended 30 September 2013**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 months Current Year Quarter 30.09.13 RM'000 unaudited	3 months Preceding Year Corresponding Quarter 30.09.12 RM'000 audited	3 months Current Year To Date 30.09.13 RM'000 unaudited	3 months Preceding Year To Date 30.09.12 RM'000 audited
Revenue	10,134	8,631	10,134	8,631
Cost of sales	(8,716)	(7,058)	(8,716)	(7,058)
Gross profit	<u>1,418</u>	<u>1,573</u>	<u>1,418</u>	<u>1,573</u>
Interest income	1	31	1	31
Other income	49	9	49	9
Administrative expenses	(1,488)	(1,543)	(1,488)	(1,543)
Depreciation and amortisation	(100)	(98)	(100)	(98)
Finance cost	(76)	(74)	(76)	(74)
Profit /(Loss) before taxation	<u>(196)</u>	<u>(102)</u>	<u>(196)</u>	<u>(102)</u>
Tax expense	(128)	(144)	(128)	(144)
Profit / (loss) for the period	<u><u>(324)</u></u>	<u><u>(246)</u></u>	<u><u>(324)</u></u>	<u><u>(246)</u></u>
Other comprehensive income				
Revaluation surplus, net of deferred taxation	-	-	-	-
Total comprehensive income	<u><u>(324)</u></u>	<u><u>(246)</u></u>	<u><u>(324)</u></u>	<u><u>(246)</u></u>
Profit / (loss) for the period attributable to:				
Owners of the parents	(433)	(370)	(433)	(370)
Non-controlling interests	109	124	109	124
	<u><u>(324)</u></u>	<u><u>(246)</u></u>	<u><u>(324)</u></u>	<u><u>(246)</u></u>
Total comprehensive income attributable to:				
Owners of the parents	(433)	(370)	(433)	(370)
Non-controlling interests	109	124	109	124
	<u><u>(324)</u></u>	<u><u>(246)</u></u>	<u><u>(324)</u></u>	<u><u>(246)</u></u>
Basic earnings per ordinary share (sen) Based on 40,000,000 ordinary shares	(1.08)	(0.93)	(1.08)	(0.93)

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Report for the year ended 30<sup>th</sup> June 2013.

**Unaudited Condensed Consolidated Statement of Change in Equity  
for the period ended 30 September 2013**

	---- Attributable to Equity Holders of the Parent ----						
	-- Non-distributable --			Distributable			
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Unapprop. Profit/ (Loss) RM'000	Total RM'000	Minority Interest RM'000	Total Equity RM'000
<b>Balance as at 1st July 2013</b>	40,000	4,186	6,090	(5,271)	45,005	7,818	52,823
Total comprehensive income	-	-	-	(433)	(433)	109	(324)
<b>Balance as at 30th September 2013</b>	<u>40,000</u>	<u>4,186</u>	<u>6,090</u>	<u>(5,704)</u>	<u>44,572</u>	<u>7,927</u>	<u>52,499</u>
<b>Balance as at 1st July 2012</b>	40,000	4,186	3,857	(4,274)	43,769	7,740	51,509
Total comprehensive income	-	-	2,233	(997)	1,236	258	1,494
Dividends paid to non - controlling interests	-	-	-	-	-	(180)	(180)
<b>Balance as at 30th June 2013 (restated)</b>	<u>40,000</u>	<u>4,186</u>	<u>6,090</u>	<u>(5,271)</u>	<u>45,005</u>	<u>7,818</u>	<u>52,823</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 30<sup>th</sup> June 2013.

**Unaudited Condensed Consolidated Statement of Cash Flows  
for the period ended 30 September 2013**

	<b>3 months Current Year To Date 30-09-13 RM'000 unaudited</b>	<b>12 months Preceding Year To Date 30-06-13 RM'000 audited (Restated)</b>
<b>Cash flows from operating activities</b>		
Profit / (loss) before taxation	(196)	(414)
Adjustments for :		
Non - cash items	69	367
Non - operating items - investing	55	(344)
Non - operating items - financing	75	77
Operating profit / (loss) before working capital changes	<u>3</u>	<u>(314)</u>
(Increase) / Decrease in working capital :		
Net Change in operating assets	(1,914)	17
Net Change in operating liabilities	(239)	1,615
Cash generated from / (used in) operation	<u>(2,150)</u>	<u>1,318</u>
Interest paid	(76)	(195)
Income tax refund	-	523
Income tax paid	(163)	(911)
Net cash from / (used in) operating activities	<u>(2,389)</u>	<u>735</u>
<b>Cash Flows from investing activities</b>		
Interest received	1	118
Proceeds from disposal of non current asset held for sale	-	260
Proceeds from disposal of investment property	-	305
Proceeds from disposal of property, plant & equipment	45	-
Purchase of property, plant and equipment	-	(941)
Net cash (used in) / from investing activities	<u>46</u>	<u>(258)</u>
Balance carried forwards	(2,343)	477

**Unaudited Condensed Consolidated Statement of Cash Flows  
for the period ended 30 September 2013**

Balance brought forward	(2,343)	477
<b>Cash flows from financing activities</b>		
Drawdown of Hire Purchase	-	270
Repayment of hire purchase	(40)	(137)
Dividends paid to non-controlling interests	-	(180)
Repayment of term loan	(216)	(701)
Net cash used in financing activities	<u>(256)</u>	<u>(748)</u>
Net increase /(decrease) in cash and cash equivalents	(2,599)	(271)
Cash and cash equivalents at beginning of year	7,656	7,927
Cash and cash at 30 September (i)	<u>5,057</u>	<u>7,656</u>

**(i) Cash and cash equivalents**

Cash and cash equivalents comprise the following balance sheet amounts :

	30/09/2013 RM'000	30/06/2013 RM'000
Cash and bank balances	4,937	5,864
Deposit with licensed banks	1,629	2,650
Bank overdrafts	(1,509)	(858)
	<u>5,057</u>	<u>7,656</u>

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Report for the year ended 30<sup>th</sup> June 2013.

## **GRAND HOOVER BHD** (10493-P)

### Note to the interim financial report

#### **A1. Basis of preparation**

The condensed consolidated interim financial statements has been prepared in accordance with the Financial Reporting Standards (FRS) 134, *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board (MASB) and the applicable disclosure provision under Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. These condensed interim financial statements also comply with the International Accounting Standards (IAS) 34, *Interim Financial Reporting* issued by the International Accounting Standard Board (IASB).

The condensed consolidated interim financial statements should be read in conjunction with the Group's annual audited financial statements for the year ended 30<sup>th</sup> June 2013. 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 30<sup>th</sup> June 2013.

In November 2011, MASB published the MFRS Framework, an International Financial Reporting Standards (IFRS) compliant set of accounting standards applicable to all non-private entities with effect from 1<sup>st</sup> January 2012. However, the Board decided to give Transitioning Entities (TEs) the option to either apply the MFRS Framework or continue with the FRS Framework in view of the outstanding issues of MFRS 141 – Agriculture and IC Interpretation 15 – Agreements for the Construction of Real Estate. The option was announced to be available for TEs to defer the adoption of the MFRS Framework by another one year beginning or after 1 January 2013. TEs are entities that are within the scope of MFRS 141 and / or IC Interpretation 15, including a parent, significant investor and venturer.

The Group and the Company, being a TEs, will continue to apply the existing Financial Reporting Standards framework and adopt the MFRS Framework with effect from 1 July 2014.

#### **A2. Audit Report of Preceding Annual Financial Statements**

The audited annual financial statements for the year ended 30<sup>th</sup> June 2013 were not subject to any qualification.

#### **A3. Seasonal or cyclical factors**

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

#### **A4. 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.

#### **A5. 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.

#### **A6. 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.

#### **A7. Dividends paid**

No dividend was paid during the period from 1<sup>st</sup> July 2013 to 30<sup>th</sup> September 2013 (30<sup>th</sup> June 2013: NIL).

**GRAND HOOVER BHD** (10493-P)

Note to the interim financial report

**A8. Segment information**

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

	<b>Investment &amp; Services and others</b>	<b>Property Development and Construction</b>	<b>Trading</b>	<b>Elimination</b>	<b>Group</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>REVENUE</u></b>					
Revenue from external customers	17	-	10,117		10,134
Inter-segment revenue	39	11	-	(50)	-
Total Revenue	56	11	10,117	(50)	10,134
<b><u>RESULTS</u></b>					
Segment Results	7	(488)	488	(127)	(120)
Unallocated expenses	-	-	-	-	-
Net interest expenses	(22)	(7)	(47)	-	(76)
Profit / (Loss) Before Tax	(15)	(495)	441	(127)	(196)
Taxation	-	-	(128)	-	(128)
Profit / (Loss) After Tax	(15)	(495)	313	(127)	(324)



**GRAND HOOVER BHD** (10493-P)  
Note to the interim financial report

**A9. Property, plant and equipment**

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

**A10. Material events subsequent to the end of the interim period**

There were no material events subsequent to the current financial quarter ended 30<sup>th</sup> September 2013 up to the date of this report which is likely to substantially affect the results of the operations of the Group.

**A11 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.

**A12 Changes in contingent liabilities**

There is no material changes on contingent liabilities other than those highlighted in the financial report for the year ended 30<sup>th</sup> June 2013.

***Performance Bonds***

The performance bonds issued during the period from 1<sup>st</sup> July 2013 to 30<sup>th</sup> September 2013 are RM85,360.02 (30<sup>th</sup> June 2013: RM73,360.02).

**A13. Capital commitments**

	RM'000
<b>Property, plant and equipment</b>	
Authorised but not contracted for	NIL
Contracted but not provided for in the financial statements	900

**B1. Review of performance**

The Group's 3 months financial performance ended 30<sup>th</sup> September 2013 has reported a loss before taxation of RM196,000 compared with the corresponding preceding period loss before tax of RM102,000. Revenue for the Group was RM10.13 million compared with the corresponding period of RM8.63 million. The increase in revenue was attributable to the trading division. However, due to competitive trading environment, the trading division has achieved lower profit margin.

The property development division has continued to incur losses for the 3 months period. The Group foresees that the performance of this division will improve as the group had launched new development in current financial year.

RM'000

<b>REVENUE</b>	<b>3 months period ended 30<sup>th</sup> September 2013</b>	<b>3 months period ended 30<sup>th</sup> September 2012</b>
Investment & Services	56	62
Property Development and Construction	11	10
Trading	10,117	8,629
	10,184	8,701
Elimination	(50)	(70)
<b>Total</b>	<b>10,134</b>	<b>8,631</b>

RM'000

<b>Profit / (Loss) before Taxation</b>	<b>3 months period ended 30<sup>th</sup> September 2013</b>	<b>3 months period ended 30<sup>th</sup> September 2012</b>
Investment & Services	(15)	(83)
Property Development and Construction	(495)	(472)
Trading	441	517
	(69)	(38)
Elimination	(127)	(64)
<b>Total</b>	<b>(196)</b>	<b>(102)</b>

**GRAND HOOVER BHD (10493-P)**

Additional Information Requested by the Bursa Malaysia Listing Requirements

**B2. Variation of results against preceding quarter**

For the quarter under review, the Group made a loss before tax of RM196,000 in current quarter as compared to a profit before tax of RM98,000 in the immediate preceding quarter. There was no major increase in Group revenue.

RM'000

<b>REVENUE</b>	<b>3 Months period ended 30<sup>th</sup> September 2013</b>	<b>3 Months period ended 30<sup>th</sup> June 2013</b>
Investment & Services	56	41
Property Development and Construction	11	10
Trading	10,117	9,992
	10,184	10,043
Elimination	(50)	(50)
Total	10,134	9,993

**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 positive as the group had launched new development in current financial year.

**B4. Taxation**

RM'000

Current year taxation

128

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128

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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 27<sup>th</sup> November 2013 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 16<sup>th</sup> 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 7<sup>th</sup> 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 would be issuing individual titles for the land to the Company. On 18 September 2012, PKNK reaffirmed to the Company that Pejabat Tanah Kulim is still in the process in issuing the individual titles.

On 7<sup>th</sup> November 2013, PKNK informed the Company that the individual titles has been issued. The Company would take necessary action to arrangement to the transfer.

**B6. Group borrowings and debt securities**

All the borrowings of the Group are in Ringgit Malaysia.

	Secured RM’000	Unsecured RM’000
<b>BANK OVERDRAFT</b>		
Repayable within the next 12 months	1,509	
<b>HIRE PURCHASE</b>		
Repayable within the next 12 months	124	
Repayable after the next 12 months	442	
<b>TERM LOAN</b>		
Repayable within the next 12 months	809	
Repayable after the next 12 months	4,112	
<b>BILLS PAYABLE</b>		
Repayable within the next 12 months	-	
<b>Total:</b>	----- 6,996 =====	----- - =====

**B7. Realised and Unrealised Profits / Losses Disclosure**

	As at 30.09.2013 (RM'000)	As at 30.06.2013 (RM'000) audited
Total retained profits / (accumulated losses) of the Company and its subsidiaries:		
- Realised	5,066	5,262
- Unrealised	2,991	2,991
	-----	-----
	8,057	8,253
Less: Consolidation adjustments	(13,761)	(13,524)
	-----	-----
Total Group retained profits / (accumulated losses) as per consolidated accounts	(5,704)	(5,271)
	=====	=====

**B8. Off balance sheet financial instruments**

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

**B9. Changes in material litigation**

There is no material litigations as at 27<sup>th</sup> November 2013.

**B10. Dividends**

No interim dividend was declared during the period from 1<sup>st</sup> July 2013 to 30<sup>th</sup> September 2013 (30<sup>th</sup> June 2013: NIL).

**B11. Earnings per share**

***Basic earnings per share***

The calculation of basic earnings per share for the quarter is based on the loss for the period attributable to equity holders of the parent of RM433,000 and the number of ordinary shares in issue during the quarter of 40,000,000.

**GRAND HOOVER BHD (10493-P)**

Additional Information Requested by the Bursa Malaysia Listing Requirements

**B 12. Profit before tax**

Profit before tax is arrived at after charging / (crediting) the following items:

	Quarter ended		3 months Cumulative to date	
	30.09.13 RM'000	30.9.12 RM'000	30.09.13 RM'000	30.09.12 RM'000
Interest income	(1)	(31)	(1)	(31)
Rental income	(2)	(2)	(2)	(2)
Bad debts recovery	(2)	(5)	(2)	(5)
Reversal of impairment losses on trade receivable	(39)	-	(39)	-
Gain on disposal of property, plant & equipment	(45)	-	(45)	-
Depreciation of property, plant and equipment	98	96	98	96
Amortisation of prepaid lease payments	2	2	2	2
Fair value adjustment on trade receivable	110	-	110	-
Interest expenses	76	74	76	74