Unaudited Condensed Consolidated Statement of Financial Position as at 31 December 2013

	Note	As at 31.12.13 RM'000 unaudited	As at 30.06.13 RM'000 audited (restated)
ASSETS			
Non-current assets Property, plant and equipment Investment properties Prepaid lease payments Land held for property development Goodwill on consolidation	A 9	17,802 3,981 118 8,745 1,436 32,082	17,988 3,981 121 8,745 1,436 32,271
Current assets Inventories-Finished Goods Property Development Costs Trade receivables Other receivables, deposits and prepayments Tax recoverable Fixed deposits with licensed banks Cash and bank balances		9,897 7,352 17,073 298 452 1,119 3,447	8,843 5,986 15,060 554 143 2,650 5,864
TOTAL ASSETS		71,720	71,371
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital Share premium Reserves Retained profit / (Accumulated loss)	t	40,000 4,186 6,090 (6,571)	40,000 4,186 6,090 (5,271)
Non-controlling interest		43,705 7,861	45,005 7,818
Non-controlling interest			
Total equity		51,566	52,823

Unaudited Condensed Consolidated Statement of Financial Position as at 31 December 2013

	As at 31.12.2013 RM'000 unaudited	As at 30.06.2013 RM'000 audited (restated)
Non current liabilities		
Hire purchase creditors	409	474
Term Loan	3,941	4,216
Deferred taxation	1,099	1,099
	5,449	5,789
Current liabilities		
Trade payables	10,519	9,927
Other payables and accruals	929	921
Hire purchase creditors	126	133
Term Loan	749	919
Bank overdraft	2,230	858
Provision for taxation	152	1
	14,705	12,759
Total liabilities	20,154	18,548
TOTAL EQUITY AND LIABILITIES	71,720	71,371
Net tangible assets per share (RM)	1.06	1.09
Net assets per share attributable to ordinary equity holders of the parents (RM)	1.09	1.12

The unaudited condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Report for the year ended 30^{th} June 2013.

Unaudited Condensed Consolidated Statement of Comprehensive Income for the period ended 31 December 2013

	3 months	3 months Preceding Year Corresponding Quarter 31.12.12 RM'000 audited	CUMULATIV 6 months Current Year To Date 31.12.13 RM'000 unaudited	E QUARTER 6 months Preceding Year To Date 31.12.12 RM'000 audited
Revenue	9,879	8,552	20,013	17,183
Cost of sales	(9,273)	(7,119)	(17,989)	(14,177)
Gross profit	606	1,433	2,024	3,006
Interest income	16	9	17	40
Other income	139	69	188	78
Administrative expenses Depreciation and amortistion	(1,544) (99)	(1,638) (98)	(3,032) (199)	(3,181) (196)
Finance cost	(35)	(64)	(111)	(138)
Profit /(Loss) before taxation	(917)	(289)	(1,113)	(391)
Tax expense	(16)	(74)	(144)	(218)
Profit / (loss) for the period	(933)	(363)	(1,257)	(609)
Other comprehensive income				
Revaluation surplus, net of deferred taxation	-	-	-	-
Total comprehensive income	(933)	(363)	(1,257)	(609)
Profit / (loss) for the period attributable to:				
Owners of the parents	(867)	(424)	(1,300)	(794)
Non-controlling interests	(66) (933)	(363)	(1,257)	185 (609)
=	(000)	(000)	(1,201)	(000)
Total comprehensive income attributable				
Owners of the parents	(867)	(424)	(1,300)	(794)
Non-controlling interests	(66) (933)	(363)	43 (1,257)	185 (609)
Basic earnings per ordinary share (sen) Based on 40,000,000 ordinary shares	(2.17)	(1.06)	(3.25)	(1.99)

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Report for the year ended 30^{th} June 2013.

Unaudited Condensed Consolidated Statement of Change in Equity for the period ended 31 December 2013

for the quarter

|---- Attributable to Equity Holders of the Parent -----| |-- Non-distributable --| Distributable Share Share Revaluation Unappro. Profit/ Minority Total Capital Premium Reserve (Loss) Interest Equity Total RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 Balance as at 1st July 2013 40,000 4,186 6,090 (5,271)45,005 7,818 52,823 Total comprehensive income (1,300)(1,300)43 (1,257)(6,571) 51,566 Balance as at 31st December 2013 40.000 4,186 6,090 43,705 7,861 Balance as at 1st July 2012 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)Balance as at 30th June 2013 (restated) 40,000 4,186 6,090 (5,271)45,005 7,818 52,823 Dividend distribution per ordinary share

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 2013.

Unaudited Condensed Consolidated Statement of Cash Flows for the period ended 31 December 2013

	6 months Current Year To Date 31-12-13 RM'000 unaudited	12 months Preceding Year To Date 30-06-13 RM'000 audited (Restated)
Cash flows from operating activities		
Profit / (loss) before taxation	(1,113)	(414)
Adjustments for :		
Non - cash items	19	367
Non - operating items - investing	154	(344)
Non - operating items - financing	87	77
Operating profit / (loss) before working capital changes	(853)	(314)
(Increase) / Decrease in working capital :		
Net Change in operating assets	(4,196)	17
Net Change in operating liabilities	600	1,615
Cash generated from / (used in) operation	(4,449)	1,318
Interest paid	(111)	(195)
Income tax refund	-	523
Income tax paid	(302)	(911)
Net cash from / (used in) operating activities	(4,862)	735
Cash Flows from investing activities		
Interest received	24	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	(10)	(941)
Net cash (used in) / from investing activities	59	(258)
Balance carried forwards	(4,803)	477

Unaudited Condensed Consolidated Statement of Cash Flows for the period ended 31 December 2013

Balance brought forward	(4,803)	477
Cash flows from financing activities Drawdown of Hire Purchase Repayment of hire purchase Dividends paid to non-controlling interests Repayment of term loan	- (72) - (445)	270 (137) (180) (701)
Net cash used in financing activities	(517)	(748)
Net increase /(decrease) in cash and cash equivalents	(5,320)	(271)
Cash and cash equivalents at beginning of year	7,656	7,927
Cash and cash at 31 December (i)	2,336	7,656
(i) Cash and cash equivalents Cash and cash equivalents comprise the following balance she	eet amounts :	
	31/12/2013 RM'000	30/06/2013 RM'000
Cash and bank balances Deposit with licensed banks Bank overdrafts	3,447 1,119 (2,230)	5,864 2,650 (858)
	2,336	7,656

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Report for the year ended 30^{th} June 2013.

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 30th 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 30th 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 1st 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 30th 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 1st July 2013 to 31st December 2013 (30th June 2013: NIL).

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

Segment information A8.

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

	Investment & Services and others	Property Development and Construction	Trading	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE					
Revenue from external customers	12	-	20,001		20,013
Inter-segment revenue	79	21	-	(100)	-
Total Revenue	91	21	20,001	(100)	20,013
RESULTS					
Segment Results	5	(984)	231	(271)	(1,019)
Unallocated expenses	-	-	-	-	-
Net interest expenses	(64)	(13)	(17)		(94)
Profit / (Loss) Before Tax	(59)	(997)	214	(271)	(1,113)
Taxation	(30)	-	(114)	-	(144)
Profit / (Loss) After Tax	(89)	(997)	100	(271)	(1,257)

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 31st December 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 30th June 2013.

Performance Bonds

The performance bonds issued during the period from 1st July 2013 to 31st December 2013 are RM375,740.02 (30th June 2013: RM73,360.02).

A13. Capital commitments

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

Additional Information Requested by the Bursa Malaysia Listing Requirements

B1. Review of performance

The Group's 6 months financial performance ended 31st December 2013 had reported a loss before taxation of RM1,113,000 compared with the corresponding preceding period loss before tax of RM391,000. Revenue for the Group was RM20 million compared with the corresponding period of RM17.18 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 6 months period.

RM'000

REVENUE	6 months period ended 31 st December 2013	6 months period ended 31 st December 2012
Investment & Services	91	139
Property Development and Construction	21	21
Trading	20,001	17,143
	20,113	17,303
Elimination	(100)	(120)
Total	20,013	17,183

RM'000

Profit / (Loss) before Taxation	6 months period ended 31 st December 2013	6 months period ended 31 st December 2012
Investment & Services	(59)	(137)
Property Development and Construction	(997)	(889)
Trading	214	770
	(842)	(256)
Elimination	(271)	(135)
Total	(1,113)	(391)

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 RM917,000 in current quarter as compared to a loss before tax of RM196,000 in the immediate preceding quarter. There was a slight reduction in Group revenue.

RM'000

REVENUE	3 Months period ended 31 st December 2013	3 Months period ended 30 th September 2013
Investment & Services	35	56
Property Development and Construction	10	11
Trading	9,884	10,117
	9,929	10,184
Elimination	(50)	(50)
Total	9,879	10,134

B3. Current financial year prospects

The Group's business is mainly in the construction of residential properties, property development and trading of building materials expected to be challenging in current financial year.

B4. Taxation

	RM'000
Current year taxation	110
Under provision of taxation in prior year	34
	144
	========

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

Additional Information Requested by the Bursa Malaysia Listing Requirements

B5. Status of corporate proposal announced

Status of corporate proposals announced but not completed as at 26th February 2014 is:

a) <u>Proposed Acquisition of A Parcel of Land From Perbadanan Kemajuan Negeri Kedah</u> ("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 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 7th November 2013, PKNK informed the Company that the individual titles have been issued. The Company would take necessary action to arrange for 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
BANK OVERDRAFT Repayable within the next 12 months	2,230	
HIRE PURCHASE Repayable within the next 12 months Repayable after the next 12 months	126 409	
TERM LOAN Repayable within the next 12 months Repayable after the next 12 months	749 3,941	
BILLS PAYABLE Repayable within the next 12 months	-	
Total:	7,455 =====	 - ======

B7. Realised and Unrealised Profits / Losses Disclosure

	As at 31.12.2013 (RM'000)	As at 30.06.2013 (RM'000) audited
Total retained profits / (accumulated losses) of the Company and its subsidiaries:		
RealisedUnrealised	4,276 2,991	5,262 2,991
Less: Consolidation adjustments	7,267 (13,838)	8,253 (13,524)
Total Group retained profits / (accumulated losses) as per consolidated accounts	(6,571) ======	(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 26th February 2014.

B10. Dividends

No interim dividend was declared during the period from 1^{st} July 2013 to 31^{st} December 2013 (30^{th} 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 RM1,300,000 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		6 months Cumulative to date	
	31.12.13 RM'000	31.12.12 RM'000	31.12.13 RM'000	31.12.12 RM'000
Interest income	(23)	(38)	(24)	(69)
Rental income	`(7)	(12)	`(9)	(14)
Bad debts recovery	(27)	(4)	(29)	`(9)
Reversal of impairment losses	` ,	` ,	` ,	()
on trade receivable	(23)	-	(62)	-
Gain on disposal of property, plant	` ,		` '	
& equipment	-	-	(45)	-
Impairment loss on trade			, ,	
receivable	-	129	-	129
Depreciation of property, plant				
and equipment	98	97	196	193
Amortisation of prepaid lease				
payments	1	1	3	3
Fair value adjustment on trade				
receivable	-	-	110	-
Interest expenses	35	64	111	138